



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

ANNUAL LANDOWNERS MEETING AGENDA
ADMINISTRATIVE BUILDING AND EOC
359 HIATT DRIVE
PALM BEACH GARDENS, FLORIDA
November 18, 2020
8:00 a.m.

- 1) Call to Order by Assistant Secretary
- 2) Proof of Publication
- 3) Establish a Quorum
- 4) Selection of Chair
- 5) Comments from the Public for Items not on the Agenda
- 6) Receive and File Annual Reports
 - a) Engineer
 - b) Attorney
 - c) Auditor
 - d) Executive Director
- 7) Adjourn

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 11/01/2020 and last date of Publication 11/08/2020. 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.

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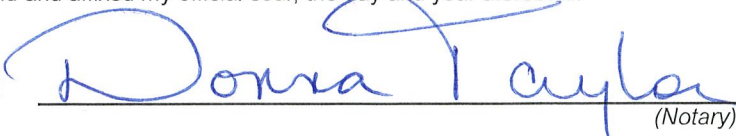
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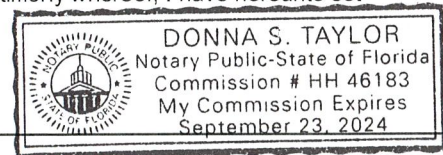
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(Legal Advertising Agent)

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**NOTICE OF
ANNUAL LANDOWNERS MEETING
OF NORTHERN PALM BEACH COUNTY
IMPROVEMENT DISTRICT**

NOTICE IS HEREBY GIVEN to all owners of lands located within the jurisdictional boundaries of Northern Palm Beach County Improvement District that pursuant to applicable law, a meeting of the landowners of Northern Palm Beach County Improvement District will be held at 8:00 a.m. on November 18, 2020 in Northern's Administrative Complex, 359 Hiatt Drive, Palm Beach Gardens, Florida, 33418 for the purpose of:

1. Receiving annual reports and taking such action with respect thereto as the landowners may determine; and
2. Transacting such other business as may properly come before the meeting.

If a person decides to appeal a decision with respect to any matter considered at such meeting, he or she may need to ensure that a verbatim record of the proceedings 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 date of the meeting.

BOARD OF SUPERVISORS
NORTHERN PALM BEACH COUNTY
IMPROVEMENT DISTRICT
Matthew J. Boykin, President
11-1, 11-8/2020

0000604234-01



Northern Palm Beach County Improvement District

Public Facilities Report

November 2020

District Engineer's Signature Page

These Public Facility Reports were prepared and assembled under my direct responsible charge. Arcadis U.S., Inc. has made reasonable efforts to determine that the information in these reports is true and accurate. However, much of the information provided herein was obtained from public record and other sources, and thus, there can be no assurances regarding the accuracy of such information. These reports were prepared for Northern Palm Beach County Improvement District for its' information and use, and to comply with Section 189.08(2), Florida Statutes.

These reports are for informational purposes only and are not intended or represented to be suitable for any other use, or use by others, without the specific verification and adaptation by Arcadis U.S., Inc. Any such use of the information provided in these reports will be at the user's sole risk and without liability or legal exposure to either Northern Palm Beach County Improvement District or Arcadis U.S., Inc.

Public Facilities Report

Prepared for:
Northern Palm Beach County
Improvement District

Prepared by:
ARCADIS U.S., Inc.
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Florida 33426
Tel 561 697 7000
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Our Ref.:
WF059000

Date:
November 2020

Kimberly A. Leser, P.E. Date
District Engineer
Florida Registration No. 60153

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INTRODUCTION

Purpose

The purpose of this Report is to satisfy the requirement of Section 189.08(2), Florida Statutes which states that independent special districts are required to submit a Public Facilities Report to each local general purpose government within which they are located. The Public Facilities Report may be used and relied upon by such local government for purposes of preparing or revising its comprehensive plans. For Northern Palm Beach County Improvement District (“Northern”), the local general purpose governments consist of Palm Beach County and nine municipalities – Town of Jupiter, Village of Tequesta, Town of Juno Beach, City of Palm Beach Gardens, City of Riviera Beach, Village of North Palm Beach, Village of Royal Palm Beach, Town of Lake Park, and City of West Palm Beach.

Scope

Pursuant to the above cited Florida Statute, the Public Facilities Reports are required to include the following:

A) A description of all existing public facilities owned and/or operated by Northern. The description should include the capacity of, and demand placed upon each facility and its location.

B) A description of all public facilities Northern proposes to replace within the next ten years. The description should include the date the facility will be replaced and the existing and anticipated capacity and demand on the facility.

BACKGROUND

General

Northern was created in 1959 by a predecessor to Chapter 2000-467, Laws of Florida and operates according to Chapter 2000-467, Laws of Florida, as amended and supplemented, and applicable provisions of Chapter 298, Florida Statutes (together the “Act”). It was created to preserve and protect water resources for sanitary or agricultural purposes or when the same may be conducive to public health, convenience, or welfare. Subsequently, it was empowered to construct and maintain public works and utilities including water, sewer, drainage, irrigation, water management, parks, recreational facilities, roadway or related activities in areas more particularly described in Chapter 2000-467, Laws of Florida, as

amended and supplemented. Northern is located in the northeastern section of Palm Beach County and its boundaries extend to the Lake Worth Drainage District on the south, generally following the Florida East Coast railway on the east, the county line of Palm Beach County to the north and the South Florida Water Management District L-8 Canal to the west. Its jurisdictional limits are presented on attached **Exhibit A**.

Northern's administrative office is located in Palm Beach Gardens at 359 Hiatt Drive, Palm Beach Gardens, Florida, 33418. The telephone number is (561) 624-7830; the email address is Office@npbcid.org; and the website is www.npbcid.org.

The governing body of Northern is its Board of Supervisors (the "Board") which is comprised of five members. Currently the Supervisors for Seat Nos. 2, 3, 4 and 5 must be residents of the District, own real property within the District, and be an elector of the District. Supervisors holding the Seat Nos. 2, 3, 4 and 5 are elected in November of even numbered years by general election.

The Supervisor holding Seat No. 1 must be a resident of Florida and is elected by landowners within Northern, with owners of each acre or fraction thereof being entitled to one vote.

If there is a vacancy on the Board, the remaining Supervisors may fill such vacancy by appointment until the next election. Each Supervisor holds office for a four-year term, and their terms are staggered. The Board meets regularly on the fourth Wednesday of each month for the purpose of conducting Northern's business.

The present members of the Board, and the term of each member is as follows:

Name	Position	Since	Term Ends	Seat
Matthew J. Boykin	President	2016	2020	5
L. Marc Cohn	Vice-President	2018	2022	3
Gregory Block	Secretary	2018	2022	2
Adrian M. Salee	Treasurer	2018	2022	1
Ellen T. Baker	Supervisor	2020	2024	4

Administration

Mr. O'Neal Bardin, Jr. is Northern's Executive Director and Assistant Secretary. He has served in that capacity since March 2003. Prior to becoming Northern's Executive Director, Mr. Bardin served as Deputy Director between 1999 and 2003, and as Technical Assistant between 1987 and 1999. Mr. Bardin holds a Bachelor's degree from Florida State University, and has extensive experience with storm water and property management.

The law firm of Caldwell Pacetti Edwards Schoech & Viator, LLP, West Palm Beach, Florida, is General Counsel for Northern, having served in that capacity since Northern's creation in 1959.

The Act provides that Northern shall retain the services of a District Engineer (Engineer) who shall have control of the engineering work within Northern's jurisdiction, and shall, among other things, file with certain Florida agencies a report outlining improvement plans for Northern and the costs thereof. The District Engineer for Northern is the firm of ARCADIS US, Inc. in Boynton Beach, Florida. The representatives for Arcadis US, Inc. in this capacity are Kimberly A. Leser, P.E. and Robert W. Lawson, P.E. Arcadis US, Inc. has served in this capacity since October 2007.

Units of Development

The Act provides that the owners of a majority of acreage within a particular geographical area of Northern's jurisdictional boundaries may petition the Board to designate that area as a Unit of Development in order for Northern to implement public improvements for the benefit of said area. Northern has 46 active Units of Development whose boundaries and location are shown on **Exhibit B**.

Northern may issue bonds to finance public improvements for a Unit of Development, and only the lands within that particular Unit will be subject to the levy and collection of non-ad valorem taxes for the payment of principal and interest on that issue of bonds.

Northern's infrastructure and works must be implemented pursuant to a Plan of Improvement (the "Plan"). Northern must prepare and the Board adopt a Plan detailing the public improvements to be implemented for a Unit. Before adopting a Plan or Plan Amendment, the Board must adopt a resolution to consider adoption of the proposed Plan or Plan Amendment. Once the resolution proposing the adoption or amendment of a Plan has been filed with Northern's Secretary, the Board gives notice of a public hearing on the

proposed Plan or Plan Amendment by causing publication to be made once a week for three consecutive weeks in a newspaper of general circulation within Palm Beach County.

In conjunction with a Plan's adoption, the District's Engineer visits the Unit and identifies all property, within or without Northern's jurisdiction, to be acquired by gift, purchase or condemnation for construction of the improvements set out in the proposed Plan or Plan Amendment. The Engineer determines the amount of benefits and the amount of damages, if any, that will accrue to each parcel of land (according to ownership), from carrying out and putting into effect the proposed Plan or Plan Amendment. The Engineer determines only those benefits that are derived from the services that are to be provided and the construction of the public works and improvements set out in the proposed Plan or Plan Amendment. The Engineer has no power to change the proposed Plan or Plan Amendment without Board approval.

The Engineer prepares a report arranged in tabular form, the columns of which are headed as follows: column one, "Owner of Property"; column two, "Description of Property"; column three, "Number of Acres"; column four, "Amount of Determined Benefits"; column five, "Amount of Determined Damages"; column six, "Number of Acres to be Taken for Rights-of-Way, Northern's Works, etc." The Engineer also, by and with the advice of others, estimates the cost of the public works and services proposed in the Plan or Plan Amendment, including the cost of and the probable expense of organization and administration. A maintenance assessment recommendation must also be included in each Engineer's Report. However, the maintenance assessment is not considered as part of the costs of installation or construction specified by the proposed Plan or Plan Amendment in determining whether benefits exceed damages. The Engineer's report is signed by the Engineer and filed in the office of Northern's Secretary.

Upon the filing of the Engineer's Report, the Board gives notice by arranging the publication of Florida Statute specified parts of the report together with a geographical depiction of the acreage to be assessed, once a week for two consecutive weeks.

The approval and confirmation of the Engineer's Report by the Board establishes the amount and apportionment of assessments reflected therein. The assessments so established are final and conclusive as to all land assessed, unless within 30 days after approval and confirmation of the Engineer's Report, an action for relief is brought in a court of competent jurisdiction. If the assessment against any land is reduced or abated by the court, the Board shall amend the Engineer's Report accordingly, otherwise, the assessment set forth in the Engineer's Report is final and non-appealable as to such land.

Northern may issue bonds to pay the costs of a Plan provided the maximum principal amount of bonds that may be issued may not exceed 90% of the benefits assessed in the Engineer's Report against the lands within that Unit. Northern may levy Non-Ad Valorem assessments in an amount equal to 100% of the assessed benefits for the purpose of paying the principal of the bonds. There is no limit on the amount of Non-Ad Valorem assessments that may be levied for the purpose of paying interest on such bonds.

Northern is responsible for the construction of all works to be undertaken pursuant to a Plan, and for the maintenance of such works except in instances where the works (e.g. roadways, utilities, etc.) are conveyed to other governmental entities. Northern levies annual installments of maintenance assessments on each Unit of Development to pay for the maintenance of Northern facilities installed for that Unit, as well as its administrative costs.

Acknowledgement

Arcadis US Inc. would like to acknowledge the efforts of past District Engineers Mock, Roos & Associates, Inc. and SFRN, Inc. and the District's Staff for their provision of the information used during preparation of this Facilities Report.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT PUBLIC FACILITIES
REPORT

UNIT OF DEVELOPMENT NO. 1

Section 1. Lands in Unit

Northern Palm Beach County Improvement District (Northern) Unit of Development No. 1 encompasses 1,727 acres, more or less, and is located in Palm Beach County. **Exhibits A and B** show the jurisdictional limits of Northern and the general location of Unit No. 1 in relation to Northern's boundaries and the northern region of Palm Beach County. Unit No. 1 is that area lying east of the West Palm Beach Water Catchment Area and west of I-95. It is bounded on the south by 45th Street and on the north by Unit No. 24 and the Seaboard Coastline Railroad (west of the Florida Turnpike) and the south lines of Sections 35 and 36, Township 42 South, Range 42 East and the south line of Section 31, Township 42 South, Range 43 East (east of the Florida Turnpike).

Section 2. Water Management System

2.1 General

The EPB-10 Canal serves as the major collector of runoff for Unit No. 1. The eastern extension of EPB-10 carries flow from the EPB-9 (Unit No. 7) and EPB-10 Canals to South Florida Water Management District (SFWMD) C-17 Canal. Palm Beach County Environmental Resource Management completed the infrastructure improvements for the Winding Waters Natural Area (WWNA) Park in 2010. As part of the improvements for the Park OS-1 (WWNA Structure No. 2) was installed within the EPB 10 Canal approximately 1500 feet east of the Florida Turnpike. The purpose of OS-1 was to raise the control elevation to 14.80' NGVD and redirect flow from its location west and then northward up the eastern turnpike canal and into the WWNA Park through a newly constructed Canal in Unit 7. The WWNA Park has its own surface water management system and discharges excess runoff above the 25 YR 3 Day stage into Northern's EPB 10 Canal just west of Haverhill Road. OS-1 has a fixed weir set at 14.8' NGVD and an operable gate should the stages in the turnpike canal warrant its use. The structure and its operation were approved by the South Florida Water Management District (SFWMD) under the WWNA permit, Application No.080912-18.

2.2 Off-site lands

Canal EPB-10 conveys discharge from Unit No. 1 and approximately 2,273 acres of off-site land. The off-site land includes 1,825 acres of Unit No. 7, Unit No. 24, and an additional 448 acres of land located east of the Florida Turnpike, west of I-95 and north of 45th Street.

Section 3. Northern Facilities

Lands within Unit No. 1 that have been granted to Northern in fee simple are shown on **Exhibits 1(1)** through **1(3)**. Easements, also shown on the Exhibits, have been provided for other Northern facilities. Northern's responsibilities in the Unit include operation, inspection, and maintenance of the facilities. Maintenance includes biological and chemical aquatic weed control in the canal and right-of-way mowing. Facilities in this Unit owned and maintained by Northern are shown on the noted exhibits.

The service /demand area for Unit No. 1 is approximately 4000 acres.

Unit No. 1 lies entirely within SFWMD's C-17 Drainage Basin which has an allowable discharge rate restriction of 62.7 csm (cubic feet per second per square mile) for the 25-year/3-day storm event.

Computer modeling efforts provide peak stage and peak flow information along the EPB-10 Canal for the design storm event. At certain crossings upstream and downstream (US/DS) stages are given. This data is published in the table below.

*TABLE NO. 1: DESIGN INFORMATION		
Location	Design Discharge (CFS)	Design Stage (US/DS) (FT. NGVD)
Structure W-1	330.5	16.55/17.30
East of Fl. Turnpike at Structure OS-1	19.9	16.63/14.81
Haverhill Road at WWNA CS#3	118.8	14.80
Military Trail	192	14.7/14.5
Confluence with EPB-9 Canal	216/462	14.0
I-95	445	14.0/13.8
West of Confluence with SFWMD C-17	444	12.6

*Table No.1 was updated with Discharge and Stage information taken from the permitted WWNA Calculations per SFWMD Permit No. 50-05663-P, Application No.080912-18. Discharge/stage information east of Haverhill Road may be less than what is shown in Table No. 1.

Section 4. Five – Year Improvement Plan

There are no improvements anticipated within this unit by Northern during the next five years.

Section 5. Ten – Year Replacement Plan

Periodic inspection of Northern's facilities will be conducted to determine the need for future replacements. There are no Northern facilities within this Unit that are anticipated to require replacement within the next ten years.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT PUBLIC FACILITIES
REPORT

UNIT OF DEVELOPMENT NOS. 2/2A

Section 1. Lands in Unit

Northern Palm Beach County Improvement District (Northern) Unit of Development No. 2/2A encompasses approximately 4,320 acres, more or less, and is located in Sections 25, 26, 27, 35, and 36, Township 41 South, Range 42 East and in Sections 29 and 30, Township 41 South, Range 43 East. Approximately 90% of the land area in Unit of Development No. 2/2A is currently within the corporate limits of the City of Palm Beach Gardens and the remaining lands are in unincorporated Palm Beach County. **Exhibits A** and **B** show the general location of Unit of Development No. 2/2A in relation to Northern's boundaries and the north region of Palm Beach County. The Unit is generally bounded by Donald Ross Road on the north, the Intracoastal Waterway on the east, PGA Boulevard on the south, and the Florida Turnpike on the west. Lands within Unit of Development No. 2/2A are developed as residential, commercial, and office type use as well as various Planned Unit Developments.

Section 2. Water Management System

2.1 General

Stormwater runoff from lands within the Unit are directed by sheet flow, stormwater pipes, and swales to lakes and/or canals that discharge into Northern's EPB-3, 3A, 3B, 3C, and 3D Canals. EPB-3, which runs parallel and adjacent to the F.E.C. Railroad, is the final collector. The EPB-3 discharges under Alternate A1A into the Frenchman's Creek development, via operable structure OS-2. Frenchman's Creek has a salinity weir at elevation 4.35 NGVD with ultimate discharge to the Intracoastal Waterway.

In 1991, a severe rainfall event compromised finished floors and property within the lands in this Unit which led to an overall surface water management plan being developed. A study was completed and indicated nineteen (19) individual improvements were necessary to improve the level of flood protection throughout the Unit. The majority of those improvements were conceptually approved under SFWMD permit 50-00610-S Application No. 991124-1 and approved for construction on June 24, 2002, under SFWMD Application No. 020308-3. In November 2003 the first major modification to the SFWMD permit was authorized revising the control elevation within the Old Palm North and East Development and adjusted the basin boundary relocating the Sable Ridge Structure from Basin 2C to Basin

1. Those improvements were permitted under Application No. 030911-15. Many modifications to SFWMD permit No. 50-00610-S have been made since 2003 to include construction of new developments within the Unit 2A SWM area.

2.2 Off-site lands

Approximately 124 acres of the Florida Turnpike drain into Unit No. 2/2A. Control Structure Site 11 was constructed to regulate flow from the turnpike into this Unit's surface water management system via a connection at the southwest corner of the Old Palm Project.

Section 3. Northern Facilities

Lands within Unit of Development No. 2/2A that have been granted to Northern in fee simple are shown on **Exhibits 2(1)** through **2(7)** and **Exhibit 2B**. Easements, also shown on the Exhibits, have been provided for other Northern facilities. Facilities in this Unit owned and maintained by Northern are also shown on the Exhibits.

Northern's responsibilities in the Unit include operation, inspection, and maintenance of the facilities. Maintenance includes chemical aquatic weed control in the canals and right-of-way mowing along the canals.

The service/demand area for Unit No. 2 is approximately 4,444 acres.

Unit of Development No. 2/2A lies entirely within SFWMD's Intracoastal Drainage Basin. The allowable discharge rate restriction of 2.5 inches of runoff in 24 hours for the 25-year/3-day storm event was used to size the conveyance canals. SFWMD Permit App. No 991124-1 established the 10-year/1-day, 25-year/3-day and 100-year/3-day flood elevations throughout the Unit.

Section 4. Five – Year Improvement Plan

There are no improvements anticipated within this unit by Northern during the next five years.

Section 5. Ten – Year Replacement Plan

Periodic inspection of Northern's facilities will be conducted to determine the need for future replacements. There are no Northern facilities within this Unit that are anticipated to require replacement within the next ten years.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT PUBLIC FACILITIES
REPORT

UNIT OF DEVELOPMENT NO. 2C

Section 1. Lands in Unit

Northern Palm Beach County Improvement District (Northern) Unit of Development No. 2C encompasses 681.54 acres, more or less, and is located in the City of Palm Beach Gardens. **Exhibits A and B** show the general location of Unit No. 2C in relation to Northern's boundaries and the northern region of Palm Beach County. The Unit lies on both sides of Interstate 95 and is generally bounded by Donald Ross Road on the North, Florida's Turnpike on the West, Hood Road on the South, and the western boundary of the San Michele, Benjamin School, and Legends at the Gardens developments. Unit No. 2C lands are located within a portion of Sections 26 and 36, Township 41 South, Range 42 East. The Unit was planned to include biotech, commercial, hotel, office, residential and retail uses and is known as Alton. A significant amount of the Community and Parcel improvements including the master water management system, on-site and off-site roadways, signalization, landscape, lighting, and required utilities are complete with the exception of the final lift on the Community and Parcel roadways, completion of lake excavation in Parcels A, B and D. Development of several residential neighborhoods and commercial, biotech and retail parcels are complete or nearly complete. The Plan of Improvements was amended in 2018 to reduce the size of the Community Park and converted the remaining area to residential use for development of Town Homes. The Park, which will be owned and maintained by Northern is expected to be open to the public in the near future.

Section 2. Water Management System

2.1 General

The project was conceptually approved to drain from west to east through the Unit 2A Surface Water Management system (SWMS) under SFWMD Application No. 991124-1. The allowable discharge rate from developed land within this Unit is restricted to the Unit 2 discharge rate for the basins as permitted by SFWMD.

The Unit 2C Water Management System was conceptually permitted under SFWMD Application No. 131119-5 and included the removal of the conceptually approved basin divide between the two eastern sub-basins resulting in the single combined sub-basin A1/B1E. The west and east sides of the Unit are connected via an existing 60" culvert under I-95 with the west Basin B1W having a control elevation of 13.5' NGVD and the combined eastern basin A1/B1E as 13.0' NGVD. The Unit 2C Water Management system includes a series of interconnected lakes and conveyance systems that collect, store, and discharge runoff through two control structures located on the east side of the Unit. Water quality treatment is provided within the Unit 2C property prior to discharge into the Unit 2A SWMS.

A modification to the two control structures located in Basins A1 and B1E was permitted and allowed the bleeder shape to be changed from a triangle, to a rectangle, reducing recovery time following storm events. Construction of the modifications was completed in 2019.

2.2 Off-Site Lands

Approximately 27.06 acres of offsite property as well as 6.53 acres of Hood Road Right of Way are expected to be routed through the Unit's Surface Water Management System.

Section 3. Northern Facilities

Lands within Unit No. 2C are also shown on **Exhibit 2C**.

Maintenance and operational responsibilities by Northern will include exotic and aquatic weed control for the lakes and preserve areas, surface water management system, and maintenance of water control structures. Northern's responsibilities include maintenance and operation of the Community Infrastructure Park within the Unit. It is intended that major roadways, water and sewer facilities to be constructed by Northern will be turned over to the City of Palm Beach Gardens and Seacoast Utility Authority when complete. The service/demand area for Unit No. 2C is approximately 715.13 acres.

Unit of Development No. 2C lies entirely within SFWMD's Intracoastal Drainage Basin. The allowable discharge limit for the Unit 2A Master System which is equivalent to 2.5 inches per acre per day for the 25-year/3-day storm event was used to size the control structures A1 and B1. The SFWMD Permit established the minimum building pad elevation for Basins A1/B1E and B1W at 18.5' NGVD and 18.8' NGVD, respectively. The minimum road crown elevation for Basins A1/B1E and B1W are specified at 16.3' NGVD and 16.7' NGVD, respectively.

These elevations were set based on drainage calculations submitted for peak stages for the 100-year/3-day storm event (building pad) and the 10-year/1-day storm event (road crown). Design stages and discharge are presented in Table No. 2C.

TABLE NO. 2C: DESIGN INFORMATION	
Basin A1/B1E 10-Yr/1-Day Peak Stage	16.25' NGVD
Basin B1W 10-Yr/1-Day Peak Stage	16.56' NGVD
Basin A1/B1E 10-Yr/3-Day Peak Discharge	39 CFS
Basin A1/B1E 100-Yr/3-Day Peak Stage	18.09' NGVD
Basin B1W 100-Yr/3-Day Peak Stage	18.26' NGVD

Table 2C data obtained from SFWMD Permit 50-00610-S-24.

Section 4. Five – Year Improvement Plan

1. Final Lift of Asphalt on Community and Parcel Roadways.
2. Completion of Plan of Improvement facilities in Parcels B, D, and G

Section 5. Ten – Year Replacement Plan

Periodic inspection of Northern’s facilities will be conducted to determine the need for future replacements. There are no Northern facilities within this Unit that are anticipated to require replacement within the next ten years.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT PUBLIC FACILITIES
REPORT

UNIT OF DEVELOPMENT NO. 3

Section 1. Lands in Unit

Northern Palm Beach County Improvement District (Northern) Unit of Development No. 3 encompasses 1,590 acres, more or less, and is located in the City of Palm Beach Gardens. **Exhibits A and B** show the general location of Unit No. 3 in relation to Northern's boundaries and the northern region of Palm Beach County. The Unit is located between Northlake Boulevard, Military Trail, Beeline Highway, Blue Heron Boulevard, and the Florida Turnpike in Sections 19, 22, 23, 24, 25, and 26, Township 42 South, Range 42 East. Some portions of Unit No. 3 are located east of Military Trail, West of I-95, north of Blue Heron Boulevard, and south of Northlake Boulevard. Lands within Unit No. 3 were developed as the Planned Unit Developments (PUD) known as Steeplechase, Hidden Hollow, Square Lake, Woodbine (Unit No. 3A), Horseshoe Acres, commercial areas along Military Trail, Holiday Country Club Phase III and Montecito (FKA the Gables). In 2015, 9.85 acres of Discovery Village at West Palm Beach located west of Jog Road and south of Northlake Blvd. was annexed into the Unit.

Section 2. Water Management System

2.1 General

Stormwater runoff from lands within the Unit is directed by sheet flow, swales, and stormwater pipe collections to on-site lakes and canals that have outfall structures controlling their discharge. The two collector canals used by the Unit are Northern's EPB-6 Canal and the EPB-7 Canal. The EPB-7 Canal joins EPB-6 Canal just upstream of the culverts under I-95. The EPB-6 Canal then continues eastward to its termination at the South Florida Water Management District (SFWMD) C-17 Canal. A joint use agreement with the Florida Department of Transportation (FDOT) exists for the FDOT's use of the EPB-7 Canal for drainage needs of I-95.

2.2 Off-site lands

The off-site lands that drain into the EPB-6 Canal include approximately 34 acres of State Road 710 (Beeline Highway); 19 acres from the Cypress Hollow PUD (in Unit No. 12) north of Northlake Boulevard; 196 acres from the Gables at Northlake Residential Development,

west of Steeplechase; 21 acres of City of West Palm Beach property west of the Gables Development; 20 acres of CXS Railway right-of-way; and, 85 acres of the FDOT Florida Turnpike interchange lands. Cypress Hollow discharges to Canal 7 (within the Unit) via culverts under Northlake Boulevard. The remainder of the off-site lands enters the Unit via a Florida Turnpike canal that connects to the EPB-6 Canal.

Section 3. Northern Facilities

Lands within Unit No. 3 that have been granted to Northern in fee simple are shown on **Exhibits 3(1)** through **3(4)**. Easements, also shown on the Exhibits, have been provided for other Northern facilities. Northern's responsibilities in the Unit include operation, inspection, and maintenance of the facilities. Maintenance includes biological and chemical aquatic weed control in the canals, right-of-way mowing, and limited tree removal along the canals.

Facilities in this Unit owned and maintained by Northern are shown on **Exhibits 3(1)** through **3(4)**. There are three control structures on the EPB-6 Canal. The first structure, often referred to as the Woodbine structure, is shown as structure OS-1 on **Exhibit 3(2)**. This structure includes a fixed weir as well as an Emergency Structure designed to serve Horseshoe Acres, Steeplechase, and Square Lake. This emergency gate is operated in accordance with the SFWMD agreement for pre and post storm operation providing increased flood protection. The second structure (OS-2) is the EPB-6 discharge structure to the C-17 Canal. This structure has emergency gates and is operated consistent with the SFWMD agreement for pre and post storm events. The third, Structure ES-2 is located at the south side of the intersection of Northlake Boulevard and Canal No. 3, it is an Emergency Structure operated only under the conditions of the Agreement signed with SFWMD. Its purpose is to assist in managing surface waters in the Highland Pines development (Unit of Development No. 12) and Northlake Boulevard. For more information on this structure, reference the Public Facilities Report for Unit of Development No. 12.

The service/demand area for the Unit is approximately 1,965 acres.

Unit No. 3 lies entirely within SFWMD's C-17 Intracoastal Drainage Basin, which has an allowable discharge rate restriction of 62.7 csm (cubic feet per second per square mile) for the 25-year/3-day storm event.

Computer modeling efforts that include the Gables of Northlake improvements provide peak stage and peak flow information along the EPB-6 and EPB-7 Canals for the design storm event. This data is provided in the table below. This modeling assumes the emergency structure is not in operation.

TABLE NO. 3.1: DESIGN INFORMATION FOR EPB – 6 CANAL		
Location	Design Discharge (CFS)	Design Stage (FT. NGVD)
West of Garden Road (Confluence with C-17 Canal)	517	14.5
East of I-95	548	14.5
Confluence with EPB-7	405	14.9
East of Military Trail	344	15.0
West of Military Trail	344	15.3
East of Confluence with Canal No. 3	347	16.5
Confluence with Canal No. 7	375	17.5

TABLE NO. 3.2: DESIGN INFORMATION FOR EPB – 7 CANAL		
Location	Design	Design Stage
South of Confluence with EPB-6	163	14.5

Section 4. Five – Year Improvement Plan

There are no improvements anticipated within this unit by Northern during the next five years.

Section 5. Ten – Year Replacement Plan

Periodic inspection of Northern’s facilities will be conducted to determine the need for future improvements. No plans for any replacements exist at this time.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT PUBLIC FACILITIES
REPORT

UNIT OF DEVELOPMENT NO. 3A

Section 1. Lands in Unit

The Northern Palm Beach County Improvement District (Northern) Unit of Development No. 3A encompasses approximately 152.15 acres, more or less, and is located in the City of Riviera Beach. **Exhibits A** and **B** show the general location of Unit No. 3A in relation to Northern's boundaries and the northern region of Palm Beach County. The Unit is located south of the EPB-6 Canal, approximately 1,400 feet north of Blue Heron Boulevard and west of Military Trail in a portion of Section 25, Township 42 South, Range 42 East. The Unit is entirely within the boundaries of Unit of Development No. 3. The lands within Unit No. 3A was developed as a 136.76-acre residential community know as Woodbine. Unit No. 3A also includes a 15.39-acre general commercial use site.

Section 2. Water Management System

Stormwater runoff from lands within the Unit is routed to the on-site lakes via sheet flow, swales, and stormwater pipe collection systems. Control structures W-1 and W-2 discharge flow from two of the lakes into the EPB-6 Canal. The EPB-6 Canal discharges into the South Florida Water Management District (SFWMD) C-17 Canal. The Unit No. 3 Control Structure OS-1 (referenced as the Woodbine Structure in Unit No. 3) is located within the EPB-6 Canal at the northwest corner of Unit No. 3A. The weir controls the water surface levels for lands within Unit No. 3 (Steeplechase, Horseshoe Acres, and Square Lake). This control structure benefits Unit No. 3A by restricting discharge from these other lands and keeping stages in the EPB-6 Canal lower than they would be otherwise.

Section 3. Northern Facilities

Lands within Unit No. 3A that have been granted to Northern in fee simple are shown on **Exhibit 3A**. Easements, also shown on the exhibits, have been provided for other Northern facilities. Northern's responsibilities in the Unit include operation, inspection, and maintenance of the facilities. Maintenance includes biological and chemical aquatic weed control in the canals and right-of-way mowing. Facilities in this Unit owned and maintained by Northern are shown on **Exhibit 3A**.

The service/demand area for the Unit is approximately 152 acres.

Unit No. 3A lies entirely within the SFWMD's C-17 Drainage Basin, which has an allowable discharge rate restriction of 62.7 csm (cubic feet per second per square mile) for the 25-year/3-day storm event.

The SFWMD permit for Woodbine Unit No. 3A (permit number 50-02777-S) specifies the minimum building pad elevation and minimum road crown elevation at 17.5' NGVD and 15.0' NGVD, respectively. These elevations were set based on drainage calculations submitted for peak stage for the 100-year/3-day storm event (building pad) and the 5- year/1-day storm event (road crown). Design stages and discharge are presented in Table No. 3A.

TABLE NO. 3A: DESIGN INFORMATION	
5-Yr/1-Day Peak Stage	15.0' NGVD
15-Yr/3-Day Peak Stage	16.7' NGVD
25-Yr/3-Day Peak Discharge	15.2 CFS
100-Yr/3-Day Peak Stage	17.4' NGVD

Section 4. Five – Year Improvement Plan

There are no improvements anticipated within this unit by Northern during the next five years.

Section 5. Ten – Year Replacement Plan

Periodic inspection of Northern's facilities will be conducted to determine the need for future improvements. No plans for any replacements exist at this time.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT PUBLIC FACILITIES
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UNIT OF DEVELOPMENT NO. 4

Section 1. Lands in Unit

Northern Palm Beach County Improvement District (Northern) Unit of Development No. 4 encompasses 2840 acres, more or less, and is located in the City of West Palm Beach. **Exhibits A and B** show the location of Unit No. 4 in relation to Northern's boundaries and the northern region of Palm Beach County. The Unit is located east of the Florida Turnpike, west of I-95, south of 45th Street, and north of Okeechobee Boulevard in Sections 1 and 12, Township 43 South, Range 42 East, and in Sections 11, 12, 13, 14, and 24, Township 43 South, Range 42 East. Lands within Unit No. 4 are developed as a residential planned community development, with office, institutional, commercial, residential, and recreational uses.

Section 2. Water Management System

2.1 General

Stormwater runoff from lands within the Unit is routed to the canals and on-site lakes via sheet flow, swales, and stormwater pipe collection systems. Individual surface water management systems within the Unit discharge into the EPB-11, EPB-11 North, and EPB-11 South Canals. The EPB-11 South Canal joins the EPB-11 Canal prior to its discharge into Unit of Development No. 15 to the east. EPB-11 North also discharges to Unit No. 15 further north along the Unit divide. Unit No. 15 discharges to the City of West Palm Beach's Congress Avenue Canal, which becomes the South Florida Water Management District (SFWMD) C-17 Canal further north. A number of control structures within the Unit maintain lake and canal elevations. An operable gate has been added to structures F-4 and F-3 to allow for emergency operation. The gates may be opened before a significant storm event to increase storage capacity during the storm. The structure and its operating schedule have been approved by SFWMD. Two control structures in Unit No. 15 control the discharge from Unit No. 4.

2.2 Off-site lands

The off-site lands that drain through Unit No. 4 include approximately 224 acres from the area located north of Okeechobee Boulevard between Military Trail and Haverhill Road in Section 24 and 96 acres from north of Unit No. 4 within Section 12 south of the City of West Palm Beach Water Supply Canal (M Canal). Also included in the off-site lands are approximately 374 acres west of the Florida Turnpike, the project is known as Hamilton Bay/Mallory Square. The City of West Palm Beach, through an agreement with the landowners of Hamel Community Development District (Hamel CDD), allocated a maximum of 8 cfs to the project from the City's permitted discharge rate.

Section 3. Northern Facilities

Lands within Unit No. 4 that have been granted to Northern in fee simple are shown on **Exhibits 4(1)** through **4(5)**. Easements, also shown on the Exhibits, have been provided for other Northern facilities. Northern's responsibilities in the Unit include operation, inspection, and maintenance of the facilities. Maintenance includes biological and chemical aquatic weed control in the canals and right-of-way mowing. Facilities in this Unit owned and maintained by Northern are also shown on the Exhibits.

The service/demand area for the Unit is approximately 3,160 acres.

Unit No. 4 lies entirely within SFWMD's C-17 Drainage Basin, which has an allowable discharge rate restriction of 62.7 csm (cubic feet per second per square mile) for the 25-year/3-day storm event.

Computer modeling efforts provide peak stage and peak flow information along the EPB-11 Canals for the design storm event. This data is provided in the tables below.

TABLE NO. 4.1: DESIGN INFORMATION FOR EPB – 11 CANAL		
Location	Design Discharge (CFS)	Design Stage (FT. NGVD)
East of Haverhill Road	156	14.7
West of Military Trail	287	14.6
Confluence with EPB-11 South	340	14.6
Core Basin Unit No. 15	429	14.6

TABLE NO. 4.2: DESIGN INFORMATION FOR EPB – 11 SOUTH CANAL		
Location	Design Discharge (CFS)	Design Stage (FT. NGVD)
South of 72" Culverts at Garden Lake	89	14.8
Confluence with EPB-11	92	14.6

TABLE NO. 4.3: DESIGN INFORMATION FOR EPB – 11 NORTH CANAL		
Location	Design Discharge (CFS)	Design Stage (FT. NGVD)
West of F-1	155	14.2
East of W-2	156	14.2

Section 4. Five – Year Improvement Plan

There are no improvements anticipated within this unit by Northern during the next five years.

Section 5. Ten – Year Replacement Plan

Periodic inspection of Northern’s facilities will be conducted to determine the need for future improvements. No plans for any replacements exist at this time.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT PUBLIC FACILITIES
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UNIT OF DEVELOPMENT NO. 5

Section 1. Lands in Unit

The Northern Palm Beach County Improvement District (Northern) Unit of Development No. 5 encompasses 4,304 acres, more or less, and is located in an unincorporated area of Palm Beach County and the City of West Palm Beach. **Exhibits A** and **B** show the general location of Unit No. 5 in relation to Northern's boundaries and to the central region of Palm Beach County. The Unit is located on the west side of the Florida Turnpike, north of Okeechobee Boulevard, and to the east of the 41/42 Range Line (extension of State Road No. 1) in Sections 10, 15, 16, 19, 20, 21, and 22, Township 43 South, Range 42 East. Unit Nos. 5A, 5B, 5C, and 5D are located within the boundary of Unit No. 5.

Section 2. Water Management System

2.1 General

The portions of Unit No. 5 located outside of 5A, 5B, 5C & 5D consists of residential and institutional uses along with a large portion of undeveloped land to the west. Runoff from the undeveloped lands within the Unit sheet flows to the CPB-22 Canal, running along the west side of the Florida Turnpike. The canal makes its way south to the South Florida Management District (SFWMD) C-51 Canal.

Section 3. Northern Facilities

A joint use agreement was executed between Northern and the Florida Turnpike Authority for the use and maintenance of the CPB-22 canal from the south line of Section 10, Township 43 South, Range 42 East, downstream to the confluence with the SFWMD C-51 Canal.

Northern maintains the west 100 feet of the Turnpike right-of-way containing the CPB-22 canal, as per the agreement with the Turnpike Authority.

The service/demand area for the system is approximately 4,304 acres.

Unit No. 5 lies within SFWMD’s C-51 Drainage Basin, which has an allowable discharge restriction of 27 csm (cubic feet per second per square mile) for the 10-year/3-day storm event. Design discharge and stages at various locations along CPB-22 are given in Table 5.

TABLE NO. 5: DESIGN INFORMATION FOR CPB – 22 CANAL		
Location	Design Discharge (CFS)	Design Stage (FT. NGVD)
SFWMD C-51 Canal Confluence	216	15.4
Southern Boulevard	216	15.4
Belvedere Road	203	15.5
Jog Road	195	15.6
Okeechobee Boulevard	189	15.8
South Line of Section 15	54	15.8
South Line of Section 10	27	15.8

Responsibilities of Northern include routine inspection and maintenance of approximately 4.6 miles of the CPB-22 Canal.

There are three (3) surface water quality sampling stations in Unit No. 5. The locations of the stations are shown on **Exhibit 5(1)**. All records are maintained at Northern’s office. The parameters are as follows:

Quarterly Parameters – Surface Water (12 samples per year):

- Alkalinity (Total & Phenyl)
- Oxygen, Chemical Demand
- Ph (laboratory or field)
- Phosphate (Ortho)
- Specific Conductance
- Total Organic Carbon
- Turbidity (NTU)

Annual Parameters (2 samples per year):

Arsenic
Barium
Cadmium
Chromium
Copper
Hardness
Iron
Lead
Manganese
Mercury
Nickel
Selenium
Silver
VOCs
Zinc

Section 4. Five – Year Improvement Plan

There are no improvements anticipated within this Unit by Northern during the next five years.

Section 5. Ten – Year Replacement Plan

There are no Northern facilities within this Unit that are anticipated to require replacement within the next 10 years. Periodic inspection of Northern’s facilities will be conducted to determine the need for future improvements.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT PUBLIC FACILITIES
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UNIT OF DEVELOPMENT NO. 5A

Section 1. Lands in Unit

The Northern Palm Beach County Improvement District (Northern) Unit of Development No. 5A encompasses 500 acres, more or less, and is located in an unincorporated area of Palm Beach County. **Exhibit A** and **Exhibit B** show the general location of Unit No. 5A in relation to Northern's boundaries and the central region of Palm Beach County. The Unit is located on the west side of the Florida Turnpike and is north of Okeechobee Boulevard in a portion of Sections 15 and 22, Township 43 South, Range 42 East. The lands within Unit No. 5A are currently being developed incorporating commercial, industrial and residential uses known as Vista Center of Palm Beach.

Section 2. Water Management System

2.1 General

Unit No. 5A is essentially divided into two drainage basins – north and south. The north basin is controlled by two control structures (W-2 and W-3) discharging to the south basin. The south basin is controlled by a structure (W-1/C-1) discharging to the CPB-22 Canal and ultimately the South Florida Water Management District (SFWMD) C-51 Canal.

In 2015 the existing W-1 Control Structure with manual gate and existing 66-inch discharge culvert to the CPB 22 Canal was upgraded per SFWMD Permit 150123-4. The existing manual gate was replaced with a fixed plate and new single 66-inch outfall to the Canal. Replacement of the manual gate with a fixed plate reduced the annual cost of maintenance for the structure. At the request of the Vista Center Association, Inc. modifications to the fixed concrete weir were completed in 2018 per SFWMD 181023-11 to facilitate lowering water levels to the permitted control in a shorter time frame without increasing flow capacity during the design storm event. The current configuration of W-1 is one 15 ft wide weir with an invert at 16.2 NGVD and four (4) - 12-inch bleeders and a 1.7 ft by 4.9 ft notch at an elevation 14.5 NGVD.

2.2 Off-site Lands

Off-site lands passing through the Unit consist of the 602 acres making up Unit of Development No. 5B (Baywinds), 605.55 acres making up Unit of Development No. 5D (Andros Isle), and 561 acres making up Unit of Development No. 5C. All of these Units are located west of Unit No. 5A.

Section 3. Northern Facilities

Lands within Unit No. 5A that have been granted to Northern in fee simple are shown on **Exhibit 5A**. Easements, also shown on the Exhibit, have been provided for other Northern facilities. Facilities in this Unit owned and maintained by Northern are also shown on the Exhibit.

Northern’s responsibilities in the Unit include operation, inspection, and maintenance of the facilities. Maintenance includes a chemical aquatic weed control program for the lakes and canal, and an exotic plant control program for the created wetlands.

The service/demand area for the Unit is approximately 2,269 acres.

Unit No. 5A lies within the SFWMD’s C-51 Drainage Basin, which has an allowable discharge rate restriction of 27 csm (cubic feet per second per square mile) for the 10- year/3-day storm event.

The SFWMD permit for Vista Center, permit number 50-01329-S, specifies the minimum building pad elevation and minimum road crown elevation at 20.1’ NGVD and 18.0’ NGVD, respectively. These elevations were set based on drainage calculations submitted for peak stage for the 100-year/3-day storm event (building pad) and the 10- year/1-day storm event (road crown). Design stages and discharge are presented in Table No. 5A.

TABLE NO. 5A : DESIGN INFORMATION	
10-Yr/1-Day Peak Stage	17.9’ NGVD
10-Yr/3-Day Peak Stage	18.6’ NGVD
10-Yr/3-Day Peak Discharge	22 CFS
100-Yr/3D-Day Peak Stage	19.1’ NGVD

Section 4. Five – Year Improvement Plan

There are no improvements anticipated within this Unit by Northern during the next five years.

Section 5. Ten – Year Replacement Plan

1. Replacement of the Unit 5C -5A culvert connection
2. Upgrade of the Master Irrigation system
3. Upgrade of the LED Street Lighting

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT PUBLIC FACILITIES
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UNIT OF DEVELOPMENT NO. 5B

Section 1. Lands in Unit

The Northern Palm Beach County Improvement District (Northern), Unit of Development No. 5B encompasses 602 acres, more or less, and is located in the City of West Palm Beach. **Exhibits A and B** show the general location of Unit No. 5B in relation to Unit No. 5 boundaries and the northern region of Palm Beach County. The Unit is located west of Unit No. 5D (Andros Isle) and north of Okeechobee Boulevard in a portion of Sections 19, Township 43 South, Range 42 East. The land within the Unit is developed as a residential planned development known as Baywinds.

Section 2. Water Management System

2.1 General

The Unit No. 5B surface water management system is divided into two major drainage basins: the developed basin and the preserve area. Runoff from developed lands is directed via inlets and culverts to the on-site lakes for water quality treatment and attenuation. Stormwater is then pumped into the preserve area by the on-site pump station (PS-1). The preserve area is contiguous with the preserve area of Unit No. 5D (to the east). A pump station (PS-2), which is owned and maintained by the City of West Palm Beach in Unit No. 5D allows pumping from the preserve area into the West Palm Beach Water Catchment Area (WCA), also known as Grassy Waters Preserve, immediately to the north of the Unit No. 5B preserve area, when the stages in the WCA can accommodate it. When the stages in the WCA prohibit inflow from the pump station, a control structure (CS-1) within Unit No. 5D allows pass-through of the runoff from Unit No. 5B. Discharge flows through Unit Nos. 5C and 5A before discharging to the CPB-22 Canal and ultimate outfall to the South Florida Water Management District (SFWMD) C-51 Canal.

2.2 Pump Station PS-1

The developed area pump station (PS-1) consists of 1,250 gpm (gallon per minute) duty pump and two 17,200 gpm primary pumps. One primary pump serves as a backup to the other. The duty pump turns on at 16.6' and off at 16.5' NGVD. The primary pump turns on at 17.1' NGVD and off at 16.5' NGVD.

2.3 Pump Station PS-2

The preserve area pump station, maintained by the City of West Palm Beach, (PS-2) consists of three 13,000 gpm pumps. Pump 1 turns on at 17.6' NGVD and off at 17.5' NGVD. Pump 2 turns on at 18.1' NGVD and off at 17.5' NGVD. Pump 3 serves as a backup to the other two.

Section 3. Northern Facilities

Lands within Unit No. 5B that have been granted to Northern in fee simple are shown on **Exhibit 5B**. Easements, also shown on the Exhibit, have been provided for other Northern facilities. Facilities in this Unit owned and maintained by Northern are also shown on the Exhibit.

Northern's responsibilities in the Unit include operation, inspection, and maintenance of the Development Basin Pump Station (PS-1) facilities.

The service/demand area for the Unit is approximately 602 acres.

Unit No. 5B lies within the SFWMD's C-51 Drainage Basin, which has an allowable discharge rate restriction of 27 csm (cubic feet per second per square mile) for the 10- year/3-day storm event.

The SFWMD permit for Baywinds, permit number 50-03926-P, specifies the minimum building pad elevation and minimum road crown elevation at 20.5' NGVD and 19.0' NGVD, respectively. These elevations were set based on drainage calculations submitted for peak stage for the 100-year/3-day storm event (building pad) and the 10-year/1-day storm event (road crown). Design stages and discharge are presented in Table No. 5B.

TABLE NO. 5B: DESIGN INFORMATION		
	Developed Area	Preserve Area
10-Yr/1-Day Peak Stage	19.0' NGVD	17.93' NGVD
10-Yr/3-Day Peak Stage	19.22' NGVD	18.15' NGVD
10-Yr/3-Day Peak Discharge	41.1 CFS	50.5 CFS
100-Yr/3-Day Peak Stage	20.49' NGVD	18.86' NGVD

Section 4. Five – Year Improvement Plan

There are no improvements anticipated within this unit by Northern during the next five years.

Section 5. Ten – Year Replacement Plan

Periodic inspections of these facilities will be conducted to determine the need for future replacements. None are planned at this time.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT PUBLIC FACILITIES
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UNIT OF DEVELOPMENT NO. 5C

Section 1. Lands in Unit

The Northern Palm Beach County Improvement District (Northern) Unit of Development No. 5C encompasses 561 acres, more or less, and is located in the City of West Palm Beach. **Exhibit A** and **Exhibit B** show the general location of Unit No. 5C in relation to Unit No. 5 boundaries and the northern region of Palm Beach County. The Unit is located west of Unit No. 5A (Vista Center), east of Unit No. 5D (Andros Isle), and north of Okeechobee Boulevard in a portion of Section 21, Township 43 South, Range 42 East. The land within the Unit was developed as a Planned Unit of Development (P.U.D.) known as Riverwalk consisting of Single and Multifamily residences as well as a Community Center incorporating recreational and commercial uses.

Section 2. Water Management System

2.1 General

The Unit 5C Water Management System consists of drainage inlets, stormwater pipe and interconnected lakes designed to discharge through a control structure located just west of Jog Road into Northern's Unit No. 5A system. The Unit 5C control structure, lake system, and lake-to-lake interconnect pipes not only serve to equalize water levels within the Unit 5C lake system, but also to allow pass-through drainage from Units of Development 5B and 5D located to the west. Both Units 5B and 5D are pumped systems and stormwater from those Units is pumped into preserve areas owned and maintained by the City of West Palm Beach. There is an overflow weir located within the preserve area directly west of Unit 5C that allows stormwater to be transferred from the preserve into the Unit 5C lake system and ultimately to the Unit 5C control structure. In 2015, at the request of the Riverwalk Homeowner's Association the 2nd Amendment to the Plan of Improvements (POI) was completed and incorporated the ownership and maintenance of the stormwater control structure and lake-to-lake interconnects within the Unit.

The Homeowner's Association requested modification of the stormwater control structure from a fixed configuration to an operable structure allowing the adjustment of the control elevation during the dry season. The purpose was to provide the ability to raise the control elevation within the Development from 15 NGVD to 16 NGVD during the dry season to mitigate drawdown effects and provide the ability for additional storage for irrigation use within the Unit. Mock Roos and Associates designed and obtained a SFWMD permit modification to convert the existing fixed weir structure to a remotely operable adjustable structure in 2015 under application no. 150814-10 and the conversion was completed in 2018.

2.2 Off-site Lands

Off-site land passing through the Unit consists of the 602 acres making up Unit of Development No. 5B (Baywinds) and 605.55 acres making up Unit of Development No. 5D. Northern retains a flowage easement across Unit 5C to allow lands in Unit Nos. 5B and 5D to pass through to Unit No. 5A.

Section 3. Northern Facilities

Easements within Unit No. 5C that have been granted to Northern are shown on **Exhibit 5C**. Facilities in this Unit owned and maintained by Northern are also shown on the Exhibit.

Northern's responsibilities in the Unit include operation, inspection, and maintenance of the operable control structure and associated telemetry, intake and discharge piping connected to the control structure, piping from the Unit of Development 5D preserve overflow weir, and the lake-to-lake interconnect pipes as described in this Second Amendment to the POI.

The service/demand area for the Unit is approximately 1,769 acres.

The Improvements authorized in the original Plan of Improvements (the "Plan") for Unit 5C included the construction of water distribution and wastewater collection and transmission facilities only. All authorized improvements included in the original Plan have been completed and have been turned over to the City of West Palm Beach for maintenance.

Unit No. 5C lies within the SFWMD's C-51 Drainage Basin, which has an allowable discharge rate restriction of 27 csm (cubic feet per second per square mile) for the 10- year/3-day storm event.

The SFWMD permit for Riverwalk, permit number 50-03425-S, specifies the minimum building pad elevation and minimum road crown elevation at 20.5' NGVD and 19.0' NGVD, respectively. These elevations were set based on drainage calculations submitted for peak stages for the 100-year/3-day storm event (building pad) and the 10-year/1-day storm event (road crown). Design stages and discharge are presented in Table No. 5C.

*TABLE NO. 5C: DESIGN INFORMATION	
*10-Yr/1-Day Peak Stage	17.3' NGVD
*10-Yr/3-Day Peak Stage	17.8' NGVD
*10-Yr/3-Day Peak Discharge	26.3 CFS
*100-Yr/3-Day Peak Stage	18.8' NGVD

*Table 5C is updated with design information included in the SFWMD Permit 50-03425-S Modification Application no.150814-10 issued in 2015.

Section 4. Five – Year Improvement Plan

There are no improvements anticipated within this Unit in the next five years.

Section 5. Ten – Year Replacement Plan

Periodic inspections of these facilities will be conducted to determine the need for future replacements. None are planned at this time.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT PUBLIC FACILITIES
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UNIT OF DEVELOPMENT NO. 5D

Section 1. Lands in Unit

The Northern Palm Beach County Improvement District (Northern) Unit of Development No. 5D encompasses 605.55 acres, more or less, and is located in the City of West Palm Beach. **Exhibits A and B** show the general location of Unit No. 5D in relation to Unit No. 5 boundaries and the northern region of Palm Beach County. The Unit is located east of Unit No. 5B (Baywinds), west of Unit No. 5C Riverwalk), and north of Okeechobee Boulevard in a portion of Section 20, Township 43 South, Range 42 East. The land within the Unit is being developed as a residential planned development known as Andros Isle (a.k.a. Oakton Lakes).

Section 2. Water Management System

2.1 General

The Unit No. 5D surface water management system is divided into two major drainage basins: the developed basin and the eastern preserve area. Runoff from developed lands is directed via inlets and culverts to the on-site lakes for water quality treatment and attenuation. Stormwater is then pumped into the preserve area by the on-site pump station (PS-1). The eastern preserve area discharges to the east through a control structure (CS-1), to the stormwater management system of Unit No. 5C. Discharge flows through Unit Nos. 5C and 5A before discharge to the CPB-22 Canal and ultimate outfall to the South Florida Water Management District (SFWMD) C-51 Canal.

2.2 Pump Station

The pump station (PS-1) consists of 1,795 gpm (gallon per minute) duty pump and two 11,200 gpm primary pumps. One primary pump serves as a backup to the other. The duty pump turns on at 16.6' NGVD and off at 16.0' NGVD. The primary pump turns on at 17.25' NGVD and off at 16.6' NGVD.

2.3 Off-site Lands

Off-site land contributing to the Unit consists of the 602 acres making up Unit of Development No. 5B (Baywinds).

Section 3. Northern Facilities

Lands within Unit No. 5D that have been granted to Northern in fee simple are shown on **Exhibit 5D**. Easements, also shown on the Exhibit, have been provided for other Northern facilities. Facilities in this Unit owned and maintained by Northern are also shown on the Exhibit.

Northern’s responsibilities in the Unit include operation, inspection and maintenance of the pump station, PS-1.

The service/demand area for the Unit is approximately 1,208 acres.

Unit No. 5D lies within the SFWMD’s C-51 Drainage Basin, which has an allowable discharge rate restriction of 27 csm (cubic feet per second per square mile) for the 10- year/3-day storm event.

The SFWMD permit for Andros Isle (a.k.a. Oakton Lakes), permit number 50-03723-S, specifies the minimum building pad elevation and minimum road crown elevation for the developed area at 21.0’ NGVD and 18.5’ NGVD, respectively. These elevations were set based on drainage calculations submitted for peak stage for the 100-year/3-day storm event (building pad) and the 10-year/1-day storm event (road crown). Design stages and discharge are presented in Table No. 5D.

TABLE NO. 5D: DESIGN INFORMATION			
	Developed Area	East Preserve Area	Internal Preserve Area
10-Yr/1-Day Peak Stage	18.5	17.3	17.9
10-Yr/3-Day Peak Stage	N/A	18.4	N/A
10-Yr/3-Day Peak Discharge	N/A	0	N/A
100-Yr/3-Day Peak Stage	20.2	N/A	20.1

Section 4. Five – Year Improvement Plan

There are no improvements anticipated within this Unit by Northern during the next five years.

Section 5. Ten – Year Replacement Plan

Periodic inspections of these facilities will be conducted to determine the need for future replacements. None are planned at this time.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT PUBLIC FACILITIES
REPORT

UNIT OF DEVELOPMENT NO. 7

Section 1. Lands in Unit

Northern Palm Beach County Improvement District (Northern) Unit of Development No. 7 encompasses 1,472 acres, more or less, and is located in Palm Beach County. Parts of the Unit are within the cities of West Palm Beach and Riviera Beach, **Exhibits A and B** show the jurisdictional limits of Northern and the general location of Unit No. 7 in relation to Northern's boundaries and the northern region of Palm Beach County. Unit No. 7 is that area lying east of the Florida Turnpike, west of the Seaboard Coastline Railroad and the South Florida Water Management District's (SFWMD) C-17 Canal, and bounded on the south by the south lines of Sections 35 and 36, Township 42 South, Range 42 East, and the south line of Section 31, Township 42 South, Range 43 East.

Section 2. Water Management System

2.1 General

Stormwater runoff from lands within the Unit is routed to the EPB-9 and EPB-9A Canals via sheet flow, swales, stormwater pipes, and individual developments' stormwater management systems. The EPB-9A Canal discharges into the Winding Waters Natural Area Park (WWNA) onsite Stormwater Management System via WWNA CS#3 and then into the EPB-10 Canal (Unit No. 1). The EPB 9 Canal east of the WWNA Park discharges directly to the EPB 10 Canal. The EPB-10 Canal discharges through a control structure to the SFWMD C-17 Canal. A number of control structures within the Unit maintain lake and canal elevations.

Palm Beach County Environmental Resource Management (PBC ERM) completed the infrastructure improvements for the 572 acre Winding Waters Natural Area (WWNA) Park in 2010. As part of the Park's design the EPB 9A Canal within the Park area was backfilled and the discharge from EPB 9A Canal north of Dyer Blvd. was directed into the Park's onsite Stormwater Management System. The Park's Water Management System has three control structures. The ultimate discharge structure is WWNA CS#3 and is maintained by PBC ERM. WWNA CS#3 has a weir set at 13.5 NGVD and an operable gate with an invert at elevation 9.0 NGVD and was designed to meet the C-17 study criteria. WWNA CS#3 discharges into Northern's EPB 10 Canal just west of Haverhill Road within Unit 1. OS-1(WWNA Structure No. 2) was installed within the EPB 10 Canal in Unit 1 approximately 1500 feet east of the

Florida Turnpike. The purpose of OS-1 was to raise the control elevation to 14.8' NGVD and redirect flow from its location west and then northward up the eastern turnpike canal and into the WWNA Park through a newly constructed Canal referenced as NW WWNA Canal. OS-1 has a fixed weir set at 14.8' NGVD and an operable gate which opens via telemetry to allow flow through at elevation 9.44' NGVD should the stages in the turnpike canal warrant its use. The structure and its operation were approved by the South Florida Water Management District (SFWMD) under the WWNA permit, Application No.080912-18. The third structure is W-1 (WWNA CS#1) and is located in the NW WWNA Canal. W-1 is a fixed weir set at Elevation 13.0' NGVD and is maintained by NPBCID. The purpose of W-1 is to keep stored water within the Park during the dry season and when OS-1 is operated.

2.2 Off-site lands

Approximately 2,478 acres of off-site land drains through Unit No. 7. The drainage is associated with Unit No. 24, the Ironhorse development and the Solid Waste Authority's North County Resource Recovery Facility, Haverhill Industrial Park, and Dyer Park.

Section 3. Northern Facilities

Lands within Unit No. 7 that have been granted to Northern in fee simple are shown on **Exhibits 7(1)** through **7(3)**. Easements, also shown on the Exhibits, have been provided for other Northern facilities. Northern's responsibilities in the Unit include operation, inspection, and maintenance of the facilities. Maintenance includes biological and chemical aquatic weed control in the canals and right-of-way mowing. Facilities in this Unit owned and maintained by Northern are shown on **Exhibits 7(1)** through **7(3)**.

The service/demand area for the Unit is approximately 3,950 acres.

Unit No. 7 lies entirely within SFWMD's C-17 Drainage Basin, which has an allowable discharge rate restriction of 62.7 csm (cubic feet per second per square mile) for the 25-year/3-day storm event.

Computer modeling efforts provide peak stage and peak flow information along the EPB-9 Canal for the design storm event. At certain crossings upstream and downstream (US/DS) stages are presented in Table 7.

*TABLE NO. 7: DESIGN INFORMATION FOR EPB – 9 CANAL		
Location	Design Discharge (CFS)	Design Stage (FT. NGVD)
Haverhill Road	*209	*15.5/15.3
Military Trail	*204	*15.2/15.0
FPL Crossing	*256	*14.6/14.3
Confluence with EPB-10	*284	*14.1

*Tributary areas west of Haverhill Road are no longer directed through the EPB-9 Canal and therefore the discharge/stage information is less than what is shown in Table No. 7.

There is one (1) surface water quality monitoring station within this Unit. The location is shown on **Exhibit 7(3)**. All records are maintained at Northern's office. Water quality testing occurs for the following parameters:

Quarterly Parameters – Surface Water (4 samples per year):

Alkalinity (Phenyl and Total)
 Ammonium-N
 Arsenic
 Barium
 Calcium
 Chlorides
 Copper
 Corrosivity
 Hardness
 Oxygen, Chemical Demand
 Coliform Bacteria (Fecal and Total)
 Lead
 MBAS
 Magnesium
 Manganese
 Mercury
 Nitrate
 Nitrite
 pH (laboratory or field)
 Phosphate (Ortho and Total)
 Selenium
 Silver
 Sodium
 Specific Conductance
 Temperature
 Total Kjeldahl Nitrogen
 Total Organic Carbon
 Turbidity (NTU)
 Zinc

Annual Parameters (1 sample per year):

Pesticide Scan

Herbicide Scan

Section 4. Five – Year Improvement Plan

There are no improvements anticipated within this Unit by Northern during the next five years.

Section 5. Ten – Year Replacement Plan

Periodic inspections of these facilities will be conducted to determine the need for future replacements. None are planned at this time.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT PUBLIC FACILITIES
REPORT

UNIT OF DEVELOPMENT NO. 9

Section 1. Lands in Unit

Northern Palm Beach County Improvement District (Northern) Unit of Development No. 9 encompasses 2,630 acres, more or less, and is located in Sections 13, 14, 23, and 24, Township 41 South, Range 42 East. All Unit No. 9 lands are within the corporate limits of the Town of Jupiter. **Exhibits A** and **B** show the general location of Unit No. 9 in relation to Northern's boundaries and the northern region of Palm Beach County. The Unit is bounded on the south by Donald Ross Road, to the east by Alternate A1A, on the west by the North Palm Beach Heights Water Control District, and on the north generally by Indian Creek Parkway. The north county Solid Waste Transfer Station, Jupiter Middle School, and portions of Unit No. 27B are also located within Unit No. 9 boundaries.

Section 2. Water Management System

Stormwater runoff from lands within the Unit is routed to on-site lakes via inlets and stormwater piping systems. Each development project within the Unit has its own surface water management system that discharges excess runoff into Northern's EPB-2, 2A, and 2B Canals. These canals discharge through control structures (W-1 and W-2) and culverts east into tidal canals in Admiral's Cove East that flow into the Intracoastal Waterway. Structure W-1 has two operable gates for use in lowering water surface elevations prior to a significant storm event. The gates may also be used after a storm event to draw down water surface elevations more quickly than would otherwise occur. These structures and their operation have been approved by the South Florida Water Management District (SFWMD).

Section 3. Northern Facilities

Lands within Unit No. 9 that have been granted to Northern in fee simple are shown on **Exhibit 9**. Easements, also shown on the Exhibit, have been provided for other Northern facilities. Facilities in this Unit owned and maintained by Northern are also shown on the Exhibit.

Northern’s responsibilities in the Unit include operation, inspection, and maintenance of the facilities. Maintenance includes chemical aquatic weed control in the canals and right-of-way mowing along the canals.

The service/demand area for the Unit is approximately 2,630 acres.

Unit No. 9 lies entirely within SFWMD’s Intracoastal Drainage Basin. The allowable discharge rate from developed land within this Basin is restricted to the rate determined for the land in the pre-developed condition.

Computer modeling provides peak stage and peak flow information along the EPB-2, 2A, and 2B Canals for the design storm event. This data is provided in the tables below.

TABLE NO. 9.1: DESIGN INFORMATION FOR EPB – 2 CANAL		
Location	Design Discharge (CFS)	Design Stage (FT. NGVD)
West of Alternate A-1-A (outflow of Intracoastal)	450	7.2
Confluence with EPB – 2A	450	7.3
Confluence with EPB – 2B	335	8.1

TABLE NO. 9.2: DESIGN INFORMATION FOR EPB – 2A CANAL		
Location	Design Discharge (CFS)	Design Stage (FT. NGVD)
Confluence with EPB – 2	84	7.4
East of Military Trail	84	7.5

TABLE NO. 9.3: DESIGN INFORMATION FOR EPB – 2B CANAL		
Location	Design Discharge (CFS)	Design Stage (FT. NGVD)
Confluence with EPB – 2	84	8.2
East of Military Trail	84	8.4

There are two (2) surface water quality sampling stations in Unit No. 9. The locations of the stations are shown on **Exhibit 9(1)**. All records are maintained at Northern's office. The parameters tested area as follows:

Quarterly Parameters – Surface water (8 samples per year):

Alkalinity (Phenyl and Total)
Ammonia (Unionized)
Ammonium-N
Calcium
Chloride
Coliform (Fecal and Total)
Conductivity, specific
Copper
Hardness
Nitrate
Magnesium
Nitrite
Phosphate (Ortho and Total)
Oxygen, Biochemical Demand
pH (laboratory or field)
Sodium
Suspended Solids
Total Kjeldahl Nitrogen
Total Organic Carbon
Turbidity (NTU)

Annual Parameters (2 samples per year):

Pesticide Scan
Herbicide Scan

Section 4. Five – Year Improvement Plan

There are no improvements anticipated within this Unit by Northern during the next five years.

Section 5. Ten – Year Replacement Plan

Periodic inspection of the facilities will be conducted to determine the need for future replacements. None are planned at this time.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT PUBLIC FACILITIES
REPORT

UNIT OF DEVELOPMENT NOS. 9A & 9B

Section 1. Lands in Unit

Northern Palm Beach County Improvement District (Northern) Unit of Development Nos. 9A and 9B encompasses 2,054 acres, more or less, and are located in the Town of Jupiter. **Exhibits A** and **B** show the general location of Unit Nos. 9A and 9B in relation to Northern's boundaries and the northern region of Palm Beach County. The Units are essentially bounded on the north by Indian Creek Parkway, on the south by Donald Ross Road, on the east by Florida East Coast Railroad and Alternate A1A, and on the west by the eastern boundary of North Palm Beach Heights Water Control District. Unit Nos. 9A and 9B lands are located within portions of Sections 13, 14, 23, and 24, Township 41 South, Range 42 East. Unit No. 9A is generally located in the southern portion of Unit No. 9 and Unit No. 9B is generally located in the northern portion of Unit No. 9. Frederick Small Road is the approximate Unit divide between 9A and 9B. Unit Nos. 9A and 9B were developed as a planned Unit of Development called Abacoa. The bonded improvements were certified complete in March of 2011.

Section 2. Water Management System

2.1 General

The Surface Water Management System was designed to satisfy requirements of the South Florida Water Management District, the Treasure Coast Regional Planning Council, the Town of Jupiter, and other regulatory agencies. The Surface Water Management System for Unit Nos. 9A and 9B consists of seven drainage basins that cascade from west to east and discharge into Northern's EPB-2, 2A, and 2B Canals (in Unit of Development No. 9). Ultimate discharge is to the Intracoastal Waterway. The Surface Water Management System is shown on **Exhibit C** and includes greenways, upland preserve corridors containing wet and dry detention areas, culverts, and lakes.

The nine control structures within the Abacoa project maintain surface water levels in the seven drainage basins. Six are internal structures to the Abacoa project and three discharge into Unit No. 9 canals. All control structures have operable gates that are designed to lower the upstream basin approximately one foot in 24 hours for internal structures and two feet in 24 hours for outfall structures. All operable gates are operated in accordance with

an approved Memorandum of Understanding with the South Florida Water Management District.

2.2 Off-site lands

The off-site lands that drain into Unit Nos. 9A and 9B encompass approximately 91 acres and include portions of Indian Creek Parkway, Military Trail, Donald Ross Road, and the Solid Waste Authority.

Section 3. Northern Facilities

Lands within Unit Nos. 9A and 9B that have been granted to Northern in fee simple are shown on **Exhibits 9A(1)** through **9A(8)** and **9B(1)**. Easements, also shown on the Exhibits, have been provided for other Northern facilities.

Northern's responsibilities in the Unit include operation, inspection, and maintenance of the facilities. Maintenance includes biological and chemical aquatic weed and nuisance vegetation control for lakes, canals, greenways, and dry detention areas, right-of-way mowing, mowing of existing greenway trails, maintenance of the lake liner for the lined lakes and maintenance of the greenway including bridges, overlooks, crossings, entrance ways, uplands, wetlands and signage. Facilities in these Units owned and maintained by Northern are shown on **Exhibits 9A** and **9B**.

The service/demand area for the Units is approximately 2,145 acres.

The South Florida Water Management District permit for the Abacoa project, 50-03651- P, specifies the minimum building pad elevation and minimum road crown elevations for the individual basins. These elevations were set based on drainage calculations submitted for peak stages for the 100-year/3-day storm event (building pad) and the 10-year/1-day storm event (road crown). Design and permit stages are presented in Table No. 9A/9B. The total discharge for Unit Nos. 9A and 9B is 334 cfs.

TABLE NO. 9A/9B: DESIGN INFORMATION							
Basin No.	1	2	3	4	5	6	7
Control Elevation (ft., NGVD)	10.00	9.00	8.50	6.00	11.00	6.00	6.00
Minimum Floor (ft., NGVD)	15.50	14.20	13.50	12.20	16.59	12.40	11.80
Minimum Road (ft., NGVD)	14.00	12.00	10.80	10.30	14.40	10.00	9.70
10-yr/1-day Peak Stage (ft., NGVD)	13.78	11.14	10.63	9.98	14.24	10.03	9.67
25-yr/3-day Peak Stage (ft., NGVD)	14.63	12.39	11.84	11.34	15.14	11.55	11.03
100-yr/3-day Peak Stage (ft., NGVD)	15.27	13.55	12.98	11.65	16.02	11.75	10.96

There are two (2) surface water quality sampling stations in Unit No. 9A. The locations of the stations are shown on **Exhibit 9A(1)**. All records are maintained at Northern's office. The parameters tested area as follows:

Quarterly parameters – Surface Water (8 samples per year):

Chlorophyll a
 Total Dissolved Solids
 Organic Phosphorus
 Nitrogen (Ammonia)
 pH (laboratory or field)
 Phosphate (Ortho and Total)
 Total Residual Chlorine
 Temperature

Section 4. Five – Year Improvement Plan

There are no improvements anticipated within this Unit by Northern during the next five years.

Section 5. Ten – Year Replacement Plan

Periodic inspection of Northern facilities will be conducted to determine the need for future improvements. No plans for replacement exist at this time.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT PUBLIC FACILITIES
REPORT

UNIT OF DEVELOPMENT NO. 11

Section 1. Lands in Unit

Northern Palm Beach County Improvement District (Northern) Unit of Development No. 11 encompasses 2,341 acres, more or less, and is located in the City of Palm Beach Gardens. **Exhibits A and B** show the general location of Unit No. 11 in relation to Northern's boundaries and the northern region of Palm Beach County. Unit No. 11 is bounded on the east by the Florida Turnpike, on the north by PGA Boulevard, on the west by C-18 Canal, and on the south by the Beeline Highway and Northlake Boulevard.

Unit No. 11 lands are located in Section 8, 9, 10, 15, and 16, Township 42 South, Range 42 East. Lands within Unit No. 11 are developed as a Planned Unit Development (PUD) known as The PGA National Resort Community providing a mix of land use categories including residential, recreational, and commercial.

Section 2. Water Management System

2.1 General

Stormwater runoff from Unit No. 11 flows through a system of grassed swales and culverts to Northern canals and lakes. From the lakes, the stormwater is pumped to a 300-acre marsh retention area. Discharge from the marsh is to the South Florida Water Management District (SFWMD) C-18 Canal via control structures.

2.2 Off-site lands

The off-site lands that drain through Unit No. 11 consist of approximately 95 acres of Northlake Boulevard between the Beeline Highway and the Florida Turnpike and PGA Boulevard between the C-18 Canal and the Florida Turnpike.

Section 3. Northern Facilities

Lands within Unit No. 11 that have been granted to Northern in fee simple are shown on **Exhibits 11(1)** through **11(10)**. Easements, also shown on the Exhibit, have been provided for other Northern facilities.

Northern's responsibilities in the Unit include operation, inspection, and maintenance of the facilities. Maintenance includes a biological, chemical and mechanical aquatic weed control program for the lakes, and an exotic plant control program for the created and preserved wetlands.

The service/demand area for the Units is approximately 2,436 acres.

Unit No. 11 lies entirely within the South Florida Water Management District's (SFWMD's) C-18 Drainage Basin, which has an allowable discharge rate restriction of 41.6 csm (cubic feet per second per square mile) for the 25-year/3-day storm event.

The PGA National Resort Community water management system is divided into two sub-basins, the developed portion and the marsh retention area. Three pump stations maintain the water surface elevation in the developed basin, by regulating discharge to the marsh retention area. The main pump station (PS-3) includes a duty pump that handles the first inch of runoff from the developed area. For events generating greater runoff amounts, all three pump stations may be used in a predetermined pumping schedule that is based on upstream and downstream water surface elevations. The discharge from the marsh retention area is through three control structures (W-1 through W-3). An operable gate on the W-2 structure allows for pre-storm operation to lower stages in the marsh retention area before an anticipated storm of 3" or more rainfall. In 2013 the hydraulic drive pumps were replaced with submersible electric pumps in both PS- 1 and PS-2. 250 kW generators were also installed to provide back-up power with the pump station renovations.

The SFWMD permit (#50-00617-S) specifies the minimum building pad elevation and minimum road crown elevation for the developed area at 19.0' NGVD and 17.0' NGVD, respectively. These elevations were set based on drainage calculations submitted for peak stages for the 100-year/3-day storm event (building pad) and the 10-year/1-day storm event (road crown). Design stages and discharges are presented in Table No. 11.

TABLE NO. 11: DESIGN INFORMATION		
Basin	Development Area	Marsh Retention Area
10-Yr/1-Day Peak Stage	17.2' NGVD	-----
25-Yr/3-Day Peak Stage	17.7' NGVD	18.7' NGVD
25-Yr/3-Day Peak Discharge	234 CFS	342 CFS
100-Yr/3-Day Peak Stage	18.8' NGVD	18.8' NGVD

There are five (5) surface water quality sampling stations in Unit No. 11. The locations of the stations are shown in **Exhibit 11(1)** through **11(10)**. All records are maintained at Northern's office. The parameters are as follows:

Quarterly Parameters – Surface Water (20 samples per year):

- Alkalinity (Phenyl and Total)
- Ammonia (Unionized and Total)
- Calcium
- Coliform Bacteria (Fecal and Total)
- Conductivity, specific
- Copper
- Hardness
- Lead
- Magnesium
- Nitrate
- Nitrite
- Oil & Grease
- Oxygen, Biochemical Demand
- Phosphate (Ortho and Total)
- pH (laboratory or field)
- Potassium
- Suspended Solids, total
- Total Kjeldahl Nitrogen
- Total Organic Carbon
- Turbidity (NTU)
- Zinc

Annual Parameters (5 samples per year):

- Pesticide Scan
- Herbicide Scan

Section 4. Five – Year Improvement Plan

There are no improvements anticipated within this Unit by Northern during the next five years.

Section 5. Ten – Year Replacement Plan

1. Maintenance and overlay of Northern owned roadways.

Periodic inspections of the facilities will be conducted to determine the need of future replacements and improvements. No plans for any other replacements exist at this time.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT PUBLIC FACILITIES
REPORT

UNIT OF DEVELOPMENT NO. 12

Section 1. Lands in Unit

Northern Palm Beach County Improvement District (Northern) Unit of Development No. 12 encompasses 915 acres, more or less, and is located in the City of Palm Beach Gardens. **Exhibits A and B** show the general location of Unit No. 12 in relation to Northern's boundaries and the northern region of Palm Beach County. The Unit is located between Military Trail and the Florida Turnpike and is north of Northlake Boulevard in Section 14 including the west half of Section 13, Township 42 South, Range 42 East. Unit No. 12A, which is located within the boundary of Unit No. 12, was developed as a Planned Unit Development (PUD) known as The Gardens Hunt Club. Approximately 634 acres of this Unit has become a portion of Unit No. 31 (BallenIsles). Other developments within the Unit are Cypress Hollow, Garden Park, King Arthur Estates, Green Meadows, and Highland Pines.

Section 2. Water Management System

2.1 General

Stormwater runoff from lands within the Unit is routed to the canals and on-site lakes via sheet flow, swales, and stormwater pipe collection systems. Most of Unit No. 12 is drained primary through Unit No. 31 lakes and the Merrill Canal, which discharges east to the South Florida Water Management District (SFWMD) C-17 Canal. The exception is the Cypress Hollow development that drains south through culverts under Northlake Boulevard into Unit No. 3. During emergency operations, stormwater runoff from the Highland Pines area may also be directed south to Unit No. 3.

2.2 Off-site Lands

The off-site lands that drain through Unit No. 12 consist of approximately 22 acres adjacent to its southern boundary. This land is associated with the drainage of Northlake Boulevard between the Florida Turnpike and Military Trail.

Section 3. Northern Facilities

Lands within Unit No. 12 that have been granted to Northern in fee simple are shown on **Exhibit 12**. Easements, also shown on **Exhibit 12**, have been provided for other Northern facilities. Northern's responsibilities in the Unit include operation, inspection, and maintenance of the facilities.

The service/demand area for the Unit is approximately 937 acres.

Unit No. 12 lies entirely within SFWMD's C-17 Drainage Basin, which has an allowable discharge rate restriction of 62.7 csm (cubic feet per second per square mile) for the 25- year /3-day storm event.

For the benefit of Highland Pines, two emergency structures were constructed to the west of that development. The ES-1 structure is located approximately 1420 feet north of Northlake Boulevard on the EPB-3 Canal. The ES-2 structure is located on the EPB-3 Canal just south of Northlake Boulevard (in Unit No. 3). These structures are operated before and after a significant storm event to relieve flooding in Highland Pines. Normally the ES-1 structure is open, and the ES-2 structure is closed and Highland Pines drainage goes north through Unit No. 31. In emergency operation conditions, ES-1 may be closed and the ES-2 may be opened to allow an alternative outflow for Highland Pines to the south. The specific operation of the structure is by agreement with SFWMD.

Water quality sampling and testing associated with waters in this Unit are contained in the Unit No. 31 Public Facilities Report.

Section 4. Five – Year Improvement Plan

There are no improvements anticipated within this Unit by Northern during the next five years.

Section 5. Ten – Year Replacement Plan

Periodic inspection of Northern facilities will be conducted to determine the need for future improvements. No plans for replacement exist at this time.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT PUBLIC FACILITIES
REPORT

UNIT OF DEVELOPMENT NO. 12A

Section 1. Lands in Unit

Northern Palm Beach County Improvement District (Northern) Unit of Development No. 12A encompasses 44.3 acres, more or less, and is located in the City of Palm Beach Gardens. **Exhibits A and B** show the general location of Unit No. 12A in relation to Northern's boundaries and the northern region of Palm Beach County. The Unit is located between Military Trail and the Florida Turnpike and is north of Northlake Boulevard in a portion of Section 14 Township 42 South, Range 42 East. Land within Unit No. 12A was developed as a Planned Unit Development known as The Gardens Hunt Club, a single-family residential development. Unit No. 12A is entirely within Unit of Development No. 12.

Section 2. Water Management System

2.1 General

Stormwater runoff from lands within the Unit is directed by sheet flow, and a stormwater pipe collection system to a 3.5 acre on-site lake. In addition, off-site runoff from the west (Gibson Road) is also directed to the on-site lake via a stormwater collection system along Gibson Road. Excess runoff is discharged through a series of culverts and a control structure (W-1). The discharge is routed east through a culvert to Unit No. 31.

2.2 Off-site Lands

The off-site lands that drain through The Gardens Hunt Club consist of approximately 4.26 acres adjacent to the western boundary of Unit No. 12A. These lands are all associated with the drainage of Gibson Road north of Northlake Boulevard.

Section 3. Northern Facilities

Lands within Unit No. 12A that have been granted to Northern in fee simple are shown on **Exhibit 12A**. Easements, also shown on **Exhibit 12A**, have been provided for other Northern facilities.

Northern's responsibilities in the Unit include operation, inspection, and maintenance of the facilities. Maintenance includes a biological and chemical aquatic weed control program for the lake.

The service/demand area for the Unit is approximately 48.6 acres.

Unit No. 12A lies entirely within SFWMD's C-17 Drainage Basin, which has an allowable discharge rate restriction of 62.7 csm (cubic feet per second per square mile) for the 25-year /3-day storm event.

The SFWMD permit for The Gardens Hunt Club, permit number 50-01670-S, specifies the minimum building pad elevation and minimum road crown elevation at 18.2' NGVD and 16.0' NGVD, respectively. These elevations were set based on drainage calculations submitted for peak stages for the 100-year/3-day storm event (building pad) and the 10- year/1-day storm event (road crown). Modeled design stages are presented in Table No. 12A.

TABLE NO. 12A: DESIGN INFORMATION	
10-year/1-day Peak Stage	16.0' NGVD
25-year/3-day Peak Stage	17.6' NGVD
25-year/3-day Peak Discharge	5 CFS
100-year/3-day Peak Stage	18.2' NGVD

Section 4. Five – Year Improvement Plan

There are no improvements anticipated within this Unit by Northern during the next five years.

Section 5. Ten – Year Replacement Plan

Periodic inspection of Northern facilities will be conducted to determine the need for future improvements. No plans for replacement exist at this time.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT PUBLIC FACILITIES
REPORT

UNIT OF DEVELOPMENT NO. 14

Section 1. Lands in Unit

Northern Palm Beach County Improvement District (Northern) Unit of Development No. 14 encompasses the same 637 acres, more or less, and are located in Sections 27 and 34, Township 41 South, Range 42 East in a presently unincorporated area of Palm Beach County. **Exhibits A** and **B** show the general location of Unit No. 14 in relation to Northern's boundaries and the northern region of Palm Beach County. Donald Ross Road, Hood Road, the Turnpike, and Jog Road abut Unit Nos. 14 and 26 on the northern, southern, eastern, and western boundaries, respectively. Lands within Unit No. 14 are developed as a Planned Unit Development known as Eastpointe Subdivision providing both single-family and multi-family dwelling units and golf course. Unit No. 26 was established for lining the lakes in Unit No. 14, but the lining program was discontinued.

Section 2. Water Management System

2.1 General

Stormwater runoff from lands within the Unit is routed to the canal and on-site lakes via sheet flow, swales, and stormwater pipe collection systems. Discharge from the lakes and canals is via a pump station (PS-1) to Northern's Unit of Development No. 21 (Old Marsh Golf Club) outfall canal, which discharges into Unit No. 43 (Mirasol). The pump station includes a duty pump (which maintains water surface at elevation 15.0' NGVD (on at 15.5', off at 15.0')). Should the lake elevations rise to 16.0' NGVD, the duty pump shuts off and the first primary pump turns on. At a lake elevation of 16.5' NGVD, the second pump also comes on and both primary pumps run until the lake elevations are drawn down to 14.9' NGVD. The ultimate receiving water body is the South Florida Water Management District (SFWMD) C-18 Canal.

2.2 Off-site lands

The off-site lands that drain through Unit Nos. 14 and 26 consist of approximately 9.4 acres, and is located in the northwest corner of Section 34, Township 41 South, Range 42 East, and is bounded on the north and east by Eastpointe, on the west by Jog Road, and on the south by Hood Road.

Section 3. Northern Facilities

Lands within Unit Nos. 14 and 26 that have been granted to Northern in fee simple are shown on **Exhibits 14(1)** and **14(2)**. Easements, also shown on these Exhibits, have been provided for other Northern facilities. No Northern facilities exist in Unit No. 26. Northern’s responsibilities in Unit No. 14 include operation, inspection, and maintenance of the facilities shown on the Exhibits. Maintenance also includes a chemical aquatic weed control program in the lakes and canals and right-of-way mowing along the canals.

The pump station includes two 30,000 gpm (gallon per minute) submersible electric pumps and one 2,000 gpm electric duty pump. In the event of a power failure the electric pumps can be powered by a 400-kW generator that is fueled by a 2,000-gallon steel above ground diesel fuel tank.

The service/demand area for the Unit is approximately 646.4 acres.

The SFWMD permit for Eastpointe (#50-00532-S) specifies the minimum building pad elevation and minimum road crown elevation for the developed area as 19.0’ NGVD and 16.8’ NGVD, respectively. These elevations were set based on drainage calculations submitted for peak stages for the 100-year/3-day storm event (building pad) and the 10-year/1-day storm event (road crown). (Nine homes that were constructed prior to issuance of the SFWMD permit were built with a finished floor elevation of 18.6’ NGVD). Design stages and discharges are presented in Table No. 14.

TABLE NO. 14: DESIGN INFORMATION	
10-Yr/1-Day Peak Stage	16.5’ NGVD
25-Yr/3-Day Peak Stage	17.9’ NGVD
25-Yr/3-Day Peak Discharge	134 CFS
100-Yr/3-Day Peak Stage	18.7’ NGVD

There are three (3) surface water quality sampling stations located in Unit No. 14. The locations of the stations are shown in **Exhibit 14**. All records are maintained at Northern's office. The parameters tested are as follows:

Quarterly Parameters – Surface Water (12 samples per year): Station #1, Alternate Stations #2 and #3:

Ammonium-N
Ammonia, unionized
Coliform Bacteria (Fecal and Total)
Oxygen, Biochemical Demand
Phosphate (Ortho and Total)
pH (laboratory or field)
Total Kjeldahl Nitrogen
Total Suspended Solids
Total Dissolved Solids
Turbidity (NTU)

Annual Parameters (3 samples per year):

Pesticide Scan
Herbicide Scan

Section 4. Five – Year Improvement Plan

There are no improvements anticipated within this Unit by Northern during the next five years.

Section 5. Ten – Year Replacement Plan

1. C-1 Culvert Replacement

Periodic inspection of the facilities will be conducted to determine the need for future replacements. No other replacements are planned at this time.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT PUBLIC FACILITIES
REPORT

UNIT OF DEVELOPMENT NO. 15

Section 1. Lands in Unit

Northern Palm Beach County Improvement District (Northern) Unit of Development No. 15 encompasses 1,300 acres, more or less, and is located in the City of West Palm Beach. **Exhibits A** and **B** show the general location of Unit No. 15 in relation to Northern's boundaries and the northern region of Palm Beach County. The Unit is located between I-95 and the western city limits of West Palm Beach, south of 45th Street and north of Palm Beach Lakes Boulevard in Sections 1 and 12, Township 43 South, Range 42 East and in Sections 6, 7, 18, and 19, Township 43 South, Range 43 East. Lands within Unit No. 15 are developed as a residential planned community development, with balanced business, commercial, and recreational uses including Bear Lakes Country Club Golf Course to support low to high density residential dwellings.

Section 2. Water Management System

2.1 General

The Unit is divided into a north and south portion by the City of West Palm Beach's water supply canal (M Canal). Stormwater runoff from each portion of the Unit is routed to a system of interconnected, on-site lakes via sheet flow, swales, and stormwater pipe collection systems. The lake system for the south portion discharges via culverts under I-95 to the City of West Palm Beach's Congress Avenue Canal, which becomes the South Florida Water Management District (SFWMD) C-17 Canal further north. The lake system for the north portion discharges under Village Boulevard to the Spencer Lakes on-site lake system, and ultimately to the City's Congress Avenue Canal.

The stormwater management system is further broken down into seven sub-basins. These sub-basins are delineated on **Exhibit C**. The "core" sub-basin is essentially the pass through for the EPB-11 and EPB-11 North Canals and the collector for all runoff to be discharged to the City's Canal.

2.2 Off-site lands

The off-site lands that drain through Unit No. 15 consist of approximately 2,815 acres from Unit of Development No. 4 and 35 acres from the commercial development between Palm Beach Lakes Boulevard and the southeast boundary of the Unit.

Section 3. Northern Facilities

Lands within Unit No. 15 that have been granted to Northern in fee simple are shown on **Exhibits 15(1)** through **15(4)**. Easements, also shown on the Exhibit, have been provided for other Northern facilities. Facilities in this Unit owned and maintained by Northern are also shown on the Exhibits.

Two of the control structures (W-5 and W-7) within Unit No. 15 also serve as control for the surface water management system in Unit of Development No. 4. These structures include emergency gates that may be operated prior to a significant storm event to lower water levels thus creating additional storage. The control structure (W-1) serving the north portion of the Unit, also includes an emergency gate that may be used to lower stages before a storm. The gates may also be opened after a storm event to reduce stages in the Unit more quickly than the static structures would allow. These improvements and their operation schedule have been approved under SFWMD surface water management permit Nos. 50-00789-S and 50-00804-S.

Northern's responsibilities in the Unit include operation, inspection, and maintenance of the facilities. Maintenance includes a biological, chemical, mechanical, and aquatic weed control program for the lakes.

The service/demand area for the Unit is approximately 4,115 acres.

Unit No. 15 lies entirely within SFWMD's C-17 Drainage Basin, which has an allowable discharge rate restriction of 62.7 csm (cubic feet per second per square mile) for the 25-year/3-day storm event.

The SFWMD permit (#50-00025-S) for the water management system in Unit No. 15 specifies the minimum building pad elevation and minimum road crown elevation for the developed area as 17.0' NGVD and 14.5' NGVD, respectively. These elevations were set based on drainage calculations submitted for peak stages for the 100-year/3-day storm event (building pad) and the 10-year/1-day storm event (road crown). Design stages and discharges are presented in Table No. 15.

TABLE NO. 15: DESIGN INFORMATION							
BASIN NO.	PLAT 1	PLAT 2 SOUTH SECTION	NORTH SECTION	P-1	O-1	H-1	CORE
10-Yr/1-Day Peak Stage (ft., NGVD)	14.9	13.1	14.4	14.1	14.1	14.9	12.1
25-yr/3-Day Peak Discharge (cfs)	79	110	76	2	6	15	52
100-Yr/3-Day Peak Stage (ft., NGVD)	16.9	15.0	15.9	16.1	16.5	-	-

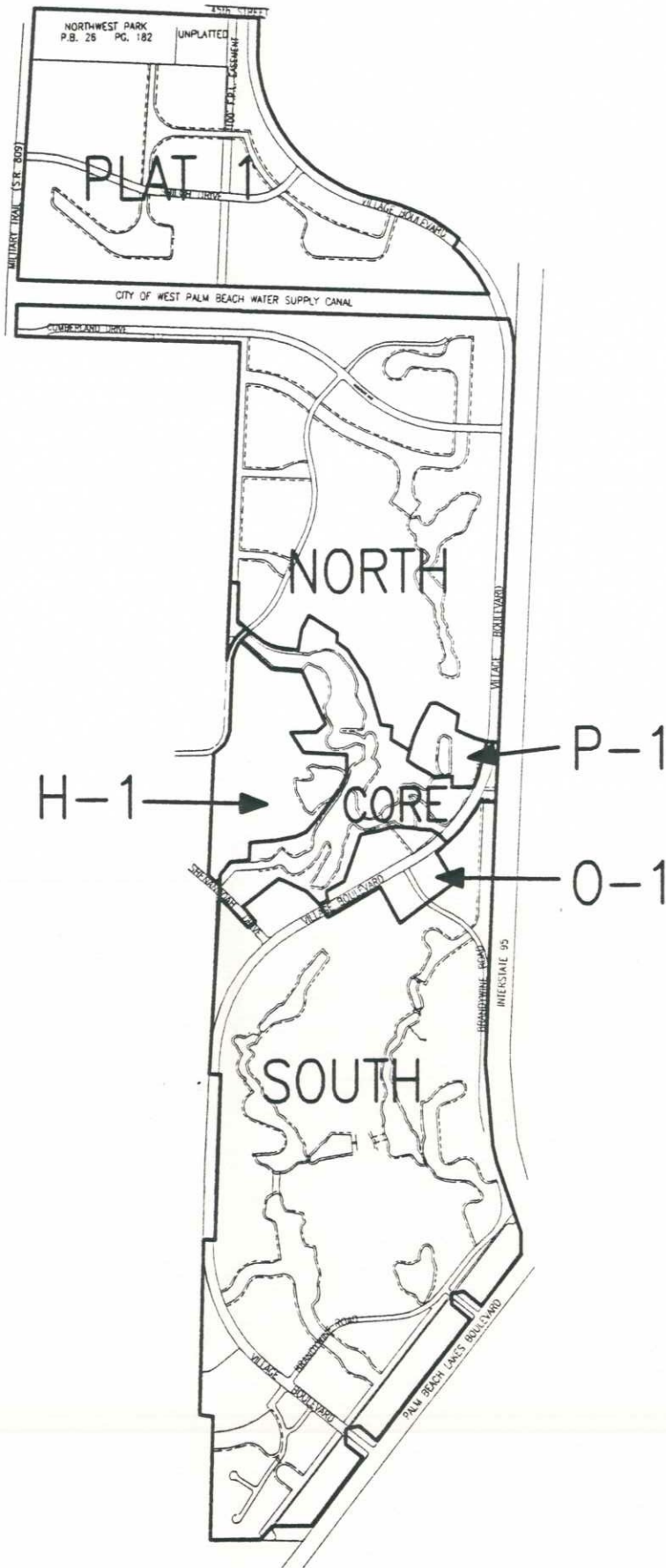
Section 4. Five – Year Improvement Plan

There are no improvements anticipated within this Unit by Northern during the next five years.

Section 5. Ten – Year Replacement Plan

1. The replacement of Control Structures W3 and W4 and associated culvert rehabilitation.

Periodic inspections of the facilities will be conducted to determine the need of future replacements and improvements. No plans for any other replacements exist at this time.



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5720 Corporate Way, West Palm Beach, Florida 33407
(561) 683-3113, fax 478-7248

Drainage Basin Map
Northern Palm Beach County Improvement District
Unit of Development No. 15

Not to Scale
DATE: 3/2002
EXHIBIT C

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT PUBLIC FACILITIES
REPORT

UNIT OF DEVELOPMENT NO. 16

Section 1. Lands in Unit

Northern Palm Beach County Improvement District (Northern) Unit of Development No. 16 encompasses 1,248 acres, more or less, and is located in an unincorporated area of Palm Beach County. **Exhibits A and B** show the general location of Unit No. 16 in relation to Northern's boundaries and the northern region of Palm Beach County. The Unit is located on the north side of Beeline Highway (S.R. 710) and on the east side of S.R. 711 in Sections 17, 18, and 19, Township 41 South, Range 41 East. Lands within Unit No. 16 are currently being developed as a Planned Industrial Park Development known as Palm Beach Park of Commerce. Unit No.16 is located northwesterly of Unit No. 10. At this time construction of the Unit's stormwater management system is complete and the majority of roadway improvements contemplated in the Plan of Improvement and subsequent Amendments is nearly complete. Unit 16A was formed as a funding mechanism for Water and Sewer Improvements within Unit 16 and is currently inactive.

Section 2. Water Management System

2.1 General

Stormwater runoff from lands within the Unit is directed by sheet flow, stormwater pipes, and swales to the canal/lake network, natural preserve areas, and created wetland area. The surface water management system has been designed to provide the necessary stormwater detention for the anticipated development and to pass through off-site stormwater flows. The excess discharge is directed into the South Florida Water Management District (SFWMD) C-18 Canal through the Unit No. 10 Caloosa canal system.

The Unit No. 16 surface water management system is divided into two major drainage basins. Basin 1 includes the natural and created wetlands which discharge excess runoff into the main drainage collection system via rip-rap overflow water control structures (W-2 and W-4). The main stormwater collection system (Basin 2) includes the perimeter of the lake/canal areas and tributary canals which convey runoff from Unit No. 16 and off-site lands. This system discharges into Unit No. 10 via water control structure (W-1).

Off-site drainage to Unit No. 16 is controlled at the western property boundary by an overflow weir structure (W-3) which was replaced in 2018. Fixed weir control structures W-005 and W-006 were constructed within the north property Canals. A culvert (C-13) exists at the northwest corner of the project and also allows off-site discharge through the project.

2.2 Off-site lands

The off-site lands that drain through Unit No. 16 consist of approximately 5,758 acres located westerly and northerly of the Palm Beach Park of Commerce. These undeveloped lands are located in Section 1 through Section 4 and Sections 11 through 13, Township 41 South, Range 40 East and in Sections 5 through 9, Township 41 South, Range 41 East.

Section 3. Northern Facilities

Lands within Unit No. 16 that have been granted to Northern in fee simple are shown on **Exhibits 16(1)** through **16(3)**. Easements, also shown on the Exhibits, have been provided for other Northern facilities. Facilities in this Unit owned and maintained by Northern are shown on the Exhibits.

Northern's responsibilities in the Unit include operation, inspection, and maintenance of the facilities. Maintenance also includes a chemical aquatic weed control program for the lakes and canals, an exotic plant control program for the preserve wetlands, a marsh maintenance program for the wetland/littoral zones, and wetland monitoring.

The service/demand area for the Unit is approximately 7,006 acres.

Unit No. 16 lies entirely within SFWMD's C-18 Drainage Basin, which has an allowable discharge rate restriction of 41.6 csm (cubic feet per second per square mile) for the 25-year/3-day storm event.

The SFWMD permit for Palm Beach Park of Commerce (#50-01161-S) specifies the minimum building pad elevation and minimum road crown elevation for the developed area as 24.0' NGVD and 22.5' NGVD, respectively. These elevations were set based on drainage calculations submitted for peak stages for the 100-year/3-day storm event (building pad) and the 25-year/3-day storm event (road crown). Roadways adjacent to the wetlands must be two feet above the wetland control elevation. Design stages and discharges for the Unit are presented in Table No. 16.

TABLE NO. 16: DESIGN INFORMATION	
25-Yr/3-day Peak Stage	22.0' NGVD
25-Yr/3-day Peak Discharge	427 CFS
100-Yr/3-day Peak Stage	23.2' NGVD

Presently, there are four (4) surface water quality sampling stations in Unit No. 16. The locations of these stations are shown on **Exhibits 16(1)** through **16(3)**. All records are maintained at Northern's office. The parameters are as follows:

Annual Parameters – Surface Water (4 samples per year):

Alkalinity (Phenyl and Total)
 Ammonia (unionized)
 Calcium
 Chloride
 Copper
 Coliform Bacteria (Fecal and Total)
 Hardness
 Oxygen, Biochemical Demand-5
 Nitrate
 Nitrite
 Phosphate (Ortho and Total)
 pH (laboratory or field)
 Sodium
 Specific Conductivity
 Total Kjeldahl Nitrogen
 Total Suspended Solids
 Turbidity (NTU)
 Pesticide Scan
 Herbicide Scan
 Arsenic
 Barium
 Cadmium
 Chromium
 Iron
 Lead
 Mercury
 Magnesium
 Manganese
 Nickel
 Potassium
 Silica
 Silver
 Selenium
 Zinc

Section 4. Five – Year Improvement Plan

There are no improvements anticipated within this Unit by Northern during the next five years.

Section 5. Ten – Year Replacement Plan

1. Maintenance and overlay of Northern owned roadways.

Periodic inspections of the facilities will be conducted to determine the need of future replacements and improvements. No plans for any other replacements exist at this time.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT PUBLIC FACILITIES
REPORT

UNIT OF DEVELOPMENT NO. 18

Section 1. Lands in Unit

Northern Palm Beach County Improvement District (Northern) Unit of Development No. 18 encompasses 1,957 acres, more or less, and is located in Sections 13, 24, 25, and 36, Township 42 South, Range 41 East in the City of West Palm Beach. The **Exhibits A and B** show the general location of Unit No. 18 in relation to Northern's boundaries and the northern region of Palm Beach County. Unit No. 18 is essentially bound on the north by Northlake Boulevard, on the south by the M Canal, and on the east by the City of West Palm Beach Water Catchment Area. Lands within Unit No. 18 are being developed as a Planned Unit of Development known as Ibis Golf and Country Club.

Section 2. Water Management System

2.1 General

The Unit is divided into two main basins. The north basin is comprised of approximately 1,602 acres of land developed or being developed for residential and golf course use. The south basin is approximately 355 acres of preserve area. Stormwater runoff from the north basin is routed to an on-site interconnected lake system via sheet flow, swales, and stormwater pipe collection systems. The northern most parcels of the north basin are controlled at elevation 16.5' NGVD by an intermediate pump station. The lower parcels of the north basin are controlled at 17.0' NGVD by two pump stations that discharge to the preserve area. A 29.5-foot-wide weir at crest elevation 18.5 feet National Geodetic Vertical Datum (NGVD) controls the discharge from the preserve area to the City of West Palm Beach Water Catchment Area.

2.2 Pump Stations

The two main pump stations (PS-1 and PS-2) each consist of three 22,500 gpm (gallon per minute) 24-inch diameter submersible electrical axial flow pumps. Two pumps in each station are operated on a routine basis while the third pump is used for emergency situations. A stand-by generator will provide emergency power to each facility, in the event of an electrical power outage. The generator is powered by diesel fuel from a 1,000 gallon above ground concrete-encased fuel storage tank. Operation of each pump station is activated

during emergency situations by a float control system. Pumping stops when the elevation of the water in the lakes returns to the control elevation.

The intermediate pump station (PS-3) consists of one 35,000 gpm submersible electrical axial flow vertical lift pump. The station included a 48-inch combination sluice/flap gate designed to allow only downstream flow. The sluice gate provides the ability to reverse flow if necessary. Pumping stops when the upstream lakes return to elevation 16.5' NGVD. A generator has been constructed to provide power to this pump station when electrical service is not available. This generator is a 150 KW above ground generator with a 300-gallon diesel fuel tank.

All three of the pump stations are monitored by telemetry stations that act as the primary control.

2.3 Preserve Area

A total of 355 acres of wetlands, located in the southern portion of the Unit have been preserved. The preserve area is enclosed by a large earthen berm with a height of 22.8' NGVD. In addition, a security fence has been constructed adjacent to the upland toe of the berm along the southern and eastern boundaries of the project. The City of West Palm Beach maintains these 355 acres of wetlands.

Within the developed area of Unit No. 18, approximately 48 acres of wet prairie and marsh habitat have been created along the shorelines of the lakes.

Section 3. Northern Facilities

Lands within Unit No. 18 that have been granted to Northern in fee simple are shown on **Exhibits 18(1)** through **18(3)**. Easements, also shown on the Exhibits have been provided for other Northern facilities. Facilities in this Unit owned and maintained by Northern are shown on the Exhibit.

Northern's responsibilities in the Unit include operation, inspection, and maintenance of the facilities. Maintenance includes a chemical aquatic weed control program and control of undesirable exotic plants in the marshes and lakes.

The service/demand area for the Unit is approximately 1,957 acres.

Unit No. 18 lies entirely within the South Florida Water Management District's (SFWMD's) C-51 Drainage Basin, which has an allowable discharge rate restriction of 27 csm (cubic feet per second per square mile) for the 25-year/3-day storm event.

The SFWMD permit for Ibis Golf and Country Club surface water management system specifies the minimum building pad elevation and minimum road crown elevation for the developed area as 21.60' NGVD and 19.2' NGVD, respectively. These elevations were set based on drainage calculations submitted for peak stages for the 100-year/3-day storm event (building pad) and the 10-year/1-day storm event (road crown). Design stages and discharges for the Unit are presented in Table No. 18.

TABLE NO. 18: DESIGN INFORMATION		
BASIN NO.	1	2
10-Yr/1-Day Peak Stage	19.2' NGVD	20.0' NGVD
25-Yr/3-Day Peak Stage	20.5' NGVD	20.4' NGVD
25-Yr/3-Day Peak Discharge	29 CFS	29 CFS
100-Yr/3-Day Peak Stage	21.4' NGVD	20.6' NGVD

Presently, there are twelve (12) surface water quality sampling stations within Unit No. 18. The lake locations are shown on **Exhibits 18(1)** through **18(3)**. All records are maintained at Northern's office. The parameters are as follows:

Monthly Parameters– Surface Water (144 samples per year):

Lakes: Ibis Preserve, M-Canal, 2, 21, 22A, 22N, 22S, 27, 27A, 30S, 30N, 33

Alkalinity (Phenyl and Total)

Copper

pH (laboratory or field)

Nitrate

Nitrite

pH (laboratory or field)

Phosphate (Ortho and Total)

Nitrogen (Total)

Total Kjeldahl Nitrogen

Turbidity (NTU)

Quarterly Parameters– Six (6) Stations Surface Water (24 samples per year):
Lakes: 2, 21, 22, 27, 30 & 33

Dissolved Oxygen

Quarterly Parameters– Two (2) Surface Water (8 samples per year):
Lakes: 27A, 30S

Chlorophyll a
Total Suspended Solids
Turbidity (NTU)
Ammonia

Section 4. Five – Year Improvement Plan

Alum Application Treatment Project

Section 5. Ten – Year Replacement Plan

Periodic inspection of facilities will be conducted to determine the need for future replacements. No replacements are planned at this time.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT PUBLIC FACILITIES
REPORT

UNIT OF DEVELOPMENT NO. 19

Section 1. Lands in Unit

Northern Palm Beach County Improvement District (Northern) Unit of Development No. 19 encompasses 458 acres, more or less, and is located in the City of Palm Beach Gardens. **Exhibits A and B** show the general location of Unit No. 19 in relation to Northern's boundaries and the northern region of Palm Beach County. The northern boundary is Atlantic Road (Cabana Colony), the western boundary is Alternate A1A, the southern boundary is PGA Boulevard, and the eastern boundary is Prosperity Farms Road. Unit lands are located in Sections 5 and 6, Township 42 South, Range 43 East with the drainage outfall located in Section 32, Township 41 South, Range 43 East. Lands within Unit No. 19 are developed as a Planned Unit Development (PUD) known as The Regional Center providing a mix of land use categories including commercial, office park, retail, and residential. The Palm Beach Gardens Mall is located within the above Unit.

Section 2. Water Management System

2.1 General

Stormwater runoff from lands within the Unit is routed to the on-site lakes via sheet flow, swales, and stormwater pipe collection systems. The project was permitted under SFWMD Permit No. 50-01480-S and the site is divided into four drainage basins as shown on **Exhibit C**. Basin 1 consists of 192 acres, Basin 2 of 56 acres, Basin 3 of 185.3 acres, and Basin 4 of 40 acres. Basin 3 accepts off-site drainage from a large area south of PGA Boulevard. Basin 4 accepts off-site drainage from the Meadows Mobile Home Park.

The control structure for Basin 1 consists of a concrete inlet with a weir plate. Basin 1 discharges to Basin 2 via reinforced concrete pipe. The Basin 2 control structure was replaced in 2016 and consists of a concrete structure with an integral weir wall and triangular bleeder. This Basin discharges to Basin 3 through a corrugated metal pipe. The Basin 3 control structure has a v- notch bleeder and a weir that discharge through a channel to the Cabana Colony Canal. Basin 4 also discharges to the Cabana Colony Canal but does so via a weir with a bleeder control structure and a culvert. The Cabana Colony Canal discharges to the Lake Worth Lagoon (Intracoastal Waterway). The control structures for Basins 3 and 4 also each include an operable gate for use in lowering water surface

elevations prior to a significant storm event. The gates may also be used after a storm event to draw down water surface elevations more quickly than would otherwise occur. These structures and their operation have been approved by the South Florida Water Management District (SFWMD). These facilities are all shown on **Exhibit 19**.

2.2 Offsite Lands

The off-site lands that drain through Unit No. 19 include approximately 244 acres lying south of PGA Boulevard, north of RCA Boulevard, and between Alternate A1A and Prosperity Farms Road. The runoff from this area discharges through the Royal American Industries Canal to Basin 3 via a culvert under PGA Boulevard. Off-site drainage is also accepted from approximately 19 acres of land known as the Meadows Mobile Home Park (Phase I and II). This area is located on the northwest corner of PGA Boulevard and Prosperity Farms Road. The drainage from this area also connects to the Prosperity Farms Road drainage system. A control structure has been constructed within the mobile home park to direct drainage to Basin 4.

Section 3. Northern Facilities

Lands within Unit No. 19 that were granted to Northern in fee simple are shown on Exhibit 19. Easements, also shown on the Exhibit, have been provided for other Northern facilities. Northern's responsibilities in the unit include operation, inspection, and maintenance of the facilities, as well as chemical aquatic weed control in the lakes and canals, an exotic plant control program for the created wetlands, and a multi-faceted maintenance program for the upland areas. Facilities in this Unit owned and maintained by Northern are shown on **Exhibit 19**.

The service area/demand area for this system is approximately 721 acres. Unit No. 19 lies entirely within the SFWMD's Intracoastal Drainage Basin. The allowable discharge rate from developed land within this Basin is restricted to the rate determined for the land in the pre-developed condition.

The SFWMD permit for the Regional Center, permit number 50-01480-S, specifies the minimum building pad elevation and minimum road crown elevation for various basins within the development. These elevations were set based on drainage calculations submitted for peak stages for the 100-year/3-day storm event (building pad) and the 10-year/1-day storm event (road crown). Design stages and the permit minimum elevations for the basins within the Unit are presented in Table No. 19.

TABLE NO. 19: DESIGN INFORMATION				
BASIN NO.	1	2	3	4
Minimum Finished Floor	15.0' NGVD	14.3' NGVD	11.0' NGVD	8.5' NGVD
Minimum Road Crown	13.5' NGVD	12.0' NGVD	8.5' NGVD	6.5' NGVD
10-Yr/1-Day Peak Stage	13.1' NGVD	10.9' NGVD	8.2' NGVD	6.56' NGVD
25-Yr/3-Day Peak Stage	15.5' NGVD	12.9' NGVD	9.75' NGVD	7.94' NGVD
25-Yr/3-Day Peak Discharge	20.8 CFS	29.2 CFS	106 CFS	6.2 CFS
100-Yr/3-Day Peak Stage	16.1' NGVD	13.5' NGVD	10.5' NGVD	8.45' NGVD

There are four (4) surface water quality monitoring stations. Their locations are shown on **Exhibit 19**. Water quality testing occurs quarterly and annually for the four (4) surface water points only. All records are maintained at Northern's office. The parameters are as follows:

Quarterly Parameters - Surface Water (16 samples per year):

Alkalinity (Phenyl and Total)
 Ammonia, (unionized)
 Ammonia-N
 Cadmium
 Calcium
 Chloride
 Coliform Bacteria (Fecal and Total)
 Chlorophyll a
 Residual Chlorine (field)
 Conductivity, specific
 Copper
 Hardness
 Lead
 Magnesium
 Nitrate
 Nitrite
 Phosphate (Ortho and Total)
 Oxygen, Biochemical Demand
 pH (laboratory of field)
 Sodium
 Total Dissolved Solids
 Total Suspended Solids
 Total Kjeldahl Nitrogen
 Total Organic Carbon
 Turbidity (NTU)
 Zinc

Annual Parameters: (4 samples per year):

Herbicide Scan

Pesticide Scan

Section 4. Five – Year Improvement Plan

There are no Northern improvements within the Unit anticipated to be completed within the next five years.

Section 5. Ten – Year Replacement Plan

Periodic inspections of these facilities will be conducted to determine the need for future replacements and improvements. None are planned at this time.

Prosperity Farms Road

Basin 4

Off-site Basin

Basin 3



Basin 2

Off-site Basin

Basin 1

Alternate A1A

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5720 Corporate Way, West Palm Beach, Florida 33407
(561) 683-3113, fax 478-7248

Drainage Basin Map
Northern Palm Beach County Improvement District
Unit of Development No. 19

Not to Scale
DATE: 3/2002
EXHIBIT C

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NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT PUBLIC FACILITIES
REPORT

UNIT OF DEVELOPMENT NO. 19A

Section 1. Lands in Unit

Northern Palm Beach County Improvement District (Northern) Unit of Development No. 19A encompasses 357.82 acres, more or less, and is located in the City of Palm Beach Gardens. **Exhibits A** and **B** show the general location of Unit No. 19A in relation to Northern's boundaries and the northern region of Palm Beach County. The northern boundary is Atlantic Road (Cabana Colony), the western boundary is Alternate A1A, the southern boundary is PGA Boulevard, and the eastern boundary is Prosperity Farms Road. The Unit is located in Sections 5 and 6, Township 42 South, Range 43 East with the drainage outfall located in Section 32, Township 41 South, Range 43 East. Lands within Unit No. 19A are developed as a Planned Unit Development (PUD), known as The Regional Center Irrigation, providing a mix of land use categories including commercial, office park, retail, and residential. The Palm Beach Gardens Mall is not located in the 19A Unit of Development.

Section 2. Irrigation System

Unit No. 19A was formed to provide an Irrigation System, serving the irrigation needs of the residential, commercial, and retail parcels of land within the Unit as well as the landscaped medians in the right-of-ways, common areas, and lake banks. The irrigation system was designed to increase irrigation capacity and adequately serve the irrigation needs of all parcels of land within the Unit.

The Unit No. 19A master irrigation system has three (3) main components. The first component consists of two (2) pump stations that pull water directly out of the lake system and deliver it to the irrigation distribution system. The second component is the recharge pump that pumps water from Basin No. 1 located on the eastern portion of the Unit to the lakes located on the western portion of the Unit. Basin No. 1 that is controlled at a lower level (4.5' NGVD) supplies irrigation water to the western basin that is controlled at 8.5' NGVD. During the dry season the control elevation cannot be maintained and Unit No. 19 experiences extremely low lake levels for a significant length of time. The third component of the system is the distribution system, consisting of pipes, valves, controls, and an operating system with remote telemetry.

Section 3. Northern Facilities

Lands within Unit No. 19A that were granted to Northern in fee simple are shown on **Exhibit 19**. Easements, also shown on the Exhibit, have been provided for other Northern facilities. Northern's responsibilities in the unit include operation, inspection, and maintenance of the facilities. Facilities in this Unit owned and maintained by Northern are shown on **Exhibit 19**.

The service area/demand area for this system is approximately 357 acres.

Section 4. Five – Year Improvement Plan

There are no improvements anticipated within this Unit by Northern during the next five years.

Section 5. Ten – Year Replacement Plan

1. Master Irrigation System Upgrade

Periodic inspection of the facilities will be conducted to determine the need for future replacements. No other replacements are planned at this time.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT PUBLIC FACILITIES
REPORT

UNIT OF DEVELOPMENT NO. 20

Section 1. Lands in Unit

Northern Palm Beach County Improvement District (Northern) Unit of Development No. 20 encompasses 146 acres, more or less, and is located in an unincorporated area of Palm Beach County. **Exhibits A and B** show the general location of Unit No. 20 in relation to Northern's boundaries and the northern region of Palm Beach County. The Unit is located between the Intracoastal Waterway and US Highway 1, approximately one mile north of PGA Boulevard within portions of Section 32 and 33, Township 41 South, Range 43 East. Lands within Unit No. 20 are primarily residential and have been developed into a single-family development known as Juno Isles.

Section 2. Water Management System

2.1 General

The Unit is divided into two drainage basins, separated by Ellison Wilson Road. Stormwater runoff from the east basin is directed by swales, inlets, and culverts to 10.9 acres of lakes and canals. Discharge from this basin is directed through a salinity control structure (W-1), under Ellison Wilson Road, into the tidally influenced canal in the west basin. Stormwater runoff from the west basin is directed by swales, inlets, and culverts to the 2-acre, on-site, tidally influenced canal. The canal discharges to the Intracoastal Waterway at the western boundary of the Unit.

2.2 Offsite Lands

Approximately 11.57 acres of offsite property from the north drains through the Juno Isles lake system. The offsite property is limited to a maximum discharge rate of 18 CFS under a 25 year-3-day storm event and utilize exfiltration trenches for water quantity and quality control. The exfiltration trenches are owned by the Town of Juno Beach however, they are maintained by Northern per a high-level maintenance agreement.

Section 3. Northern Facilities

Lands within Unit No. 20 that have been granted to Northern in fee simple are shown on **Exhibit 20**. Easements, also shown on the Exhibit, have been provided for other Northern facilities. Facilities in this Unit owned and maintained by Northern are shown on the Exhibit.

Northern’s responsibilities in the Unit include a biological and chemical aquatic weed control program in the fresh water areas, periodic inspection and maintenance of the salinity control structure and dredging of the canal and lake system as necessary. Maintenance of the salinity control structure consists of visual inspection and testing of the cathodic protection system on a yearly basis.

The service/demand area for the Unit is approximately 158 acres.

Unit No. 20 lies entirely within the SFWMD’s Intracoastal Drainage Basin. However, the land was developed in the early 1960s, prior to the SFWMD surface water permit program.

The minimum finished floor elevation is approximately 8.0’ NGVD, which is above the FEMA Flood Insurance Rate Map elevation of 7.0’ NGVD. Minimum road crown elevation is approximately 6.5’ NGVD. Design information for the Unit is presented in Table No. 20.

TABLE NO. 20 : DESIGN INFORMATION		
BASIN NO.	EAST	WEST
25-Yr/3-day Peak Stage	5.0’ NGVD	-----
25-Yr/3-day Peak Discharge	320 CFS	-----
100-Yr/3-day Peak Stage	5.4’ NGVD	-----
100-Yr/3-day Peak Discharge	469 CFS	7.0’ NGVD
FEMA Elevation	7.0’ NGVD	7.0’ NGVD

Section 4. Five – Year Improvement Plan

There are no improvements anticipated within this Unit by Northern during the next five years.

Section 5. Ten – Year Replacement Plan

1. Weir and Wing Wall Replacement (W-1)

Periodic inspection of the facilities will be conducted to determine the need for future replacements. No other replacements are planned at this time.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT PUBLIC FACILITIES
REPORT

UNIT OF DEVELOPMENT NO. 21

Section 1. Lands in Unit

Northern Palm Beach County Improvement District (Northern) Unit of Development No. 21 encompasses 451.35 acres, more or less, and is located in an unincorporated area of Palm Beach County. **Exhibits A** and **B** show the general location of Unit No. 21 in relation to Northern's boundaries and the northern region of Palm Beach County. The Unit is located on the west side of Jog Road, and north of Hood Road in a portion of Sections 28 and 33, Township 41 South, Range 42 East. The lands within Unit No. 21 have been developed as a Planned Unit Development known as Old Marsh Golf Club.

Section 2. Water Management System

2.1 General

The stormwater management system for this Unit is divided into three sub-basins. It includes 225 acres of interconnected marshes and 42 acres of lakes.

The east sub-basin encompasses approximately 168.7 acres. It contains 23.8 acres of wetland marshes and 29 acres of lakes. Runoff from the lands in this sub-basin is directed through a series of culverts to a pump station (PS-1) that discharges to WMT A-2. The pump station controls the water surface elevations in the lakes and marshes of this sub-basin at 16.5' NGVD.

The west sub-basin is approximately 239.3 acres. It includes 100.9 acres of wetland marshes and 13 acres of lakes. The runoff from lands within this sub-basin is directed through a series of culverts to a second pump station (PS-2) that also discharges to WMT A-2. The water surface in this sub-basin is also controlled at 16.5' NGVD.

The south sub-basin contains approximately 43.35 acres. It includes WMT A-2 and the land area to its south. WMT A-2 is a canal with littoral shelves. Runoff from the land in this sub-basin is directed via culverts and inlets to a 0.3-acre dry detention area. The detention area discharges to WMT A-2 via a control structure consisting of a weir at 17.0' NGVD and a bleeder at invert 16.0' NGVD. WMT A-2 also receives approximately 636.8 acres of off-site drainage from the east. This runoff is delivered to the Unit through a 60,000 gpm (gallon

per minute) pump station. WMT A-2 discharges through a fixed concrete weir (W-1) to a canal discharging into Unit No. 43 (Mirasol) and eventually to SFWD's C-18 Canal.

2.2 Off-site Lands

The 636.8 acres of off-site lands that drain through this Unit consist of the subdivision known as Eastpointe (Unit of Development 14).

2.3 Pump Stations

PS-1: The east pump station consists of a 5,500 gpm 16-inch electric submersible axial flow pump. Emergency power is provided by electrical connection to a stand-by generator site. The generator is powered by diesel fuel from a 25-gallon tank within the generator building and a 1,000-gallon underground storage tank. Operation of the pump station is activated by a float control system when the surface water levels reach an elevation of 17.0' NGVD. Pumping continues until the elevation in the lake returns to 16.5' NGVD.

PS-2: The west pump station consists of a 7,500 gpm 16-inch electric submersible axial flow pump with emergency power. This pump station is connected to the stand-by generator as described above. Operation of the pump is the same as for PS-1.

Section 3. Northern Facilities

Lands within Unit No. 21 that have been granted to Northern in fee simple are shown on **Exhibits 21(1)** through **21(3)**. Easements, also shown on the Exhibit, have been provided for other Northern facilities. Facilities in this Unit owned and maintained by Northern are also shown on the Exhibit.

Northern's responsibilities in the Unit include operation, inspection, and maintenance of the facilities. Maintenance includes chemical and mechanical aquatic weed control in the lakes and canals and an exotic plant control program for the created wetlands and preservation areas.

The service/demand area for the Unit is approximately 1,088 acres.

Unit No. 21 lies entirely within the SFWMD's C-18 Drainage Basin, which has an allowable discharge rate restriction of 41.6 csm (cubic feet per second per square mile) for the 25-year/3-day storm event.

The SFWMD permit for Old Marsh Golf Club (#50-01411-S) specifies the minimum building pad elevation and minimum road crown elevation for the developed area as 20.0' NGVD and 18.5' NGVD, respectively. These elevations were set based on drainage calculations submitted for peak stages for the 100-year/3-day storm event (building pad) and the 10-year/1-day storm event (road crown). Design information for the Unit is presented in Table No. 21.

TABLE NO. 21 : DESIGN INFORMATION			
BASIN NO.	EAST	WEST	SOUTH
10-Yr/1-Day Peak Stage	17.7' NGVD	17.4' NGVD	18.6' NGVD
25-Yr/3-Day Peak Stage	18.2' NGVD	17.8' NGVD	18.9' NGVD
25-Yr/3-Day Peak Discharge	12.2 CFS	16.7 CFS	0.8 CFS
100-Yr/3-Day Peak Stage	19.02' NGVD	18.65' NGVD	19.74' NGVD

There are three (3) surface water quality sampling stations within this Unit. The locations are shown on **Exhibit 21**. All records are maintained at Northern's office. Water quality testing occurs for the following parameters:

Quarterly Parameters – Surface Water (12 samples per year):

- Alkalinity (Phenyl and Total)
- Ammonia (unionized)
- Ammonium -N
- Biological Oxygen Demand-5
- Coliform Bacteria (Fecal and Total)
- Nitrate
- Nitrite
- pH (laboratory or field)
- Phosphate (Ortho and Total)
- Specific Conductance
- Total Kjeldahl Nitrogen
- Total Organic Carbon
- Total Suspended Solids
- Turbidity (NTU)

Annual Parameters (3 samples per year):

Herbicide Scan
Pesticide Scan
Barium
Beryllium
Cadmium
Copper
Cyanide
Iron
Lead
Mercury
Nickel
Selenium
Silver
Zinc
Hardness

Section 4. Five – Year Improvement Plan

There are no improvements anticipated within this Unit by Northern during the next five years.

Section 5. Ten – Year Replacement Plan

1. Pump Station Upgrades

Periodic inspection of the facilities will be conducted to determine the need for future replacements. No other replacements are planned at this time.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT PUBLIC FACILITIES
REPORT

UNIT OF DEVELOPMENT NO. 23

Section 1. Lands in Unit

Northern Palm Beach County Improvement District (Northern) Unit of Development No. 23 encompasses 341 acres, more or less, and is located in the Town of Jupiter. **Exhibits A and B** show the general location of Unit No. 23 in relation to Northern's boundaries and the northern region of Palm Beach County. The Unit is located on the west side of Limestone Creek Road, north of Church Street, and east of the Loxahatchee River, in a portion of Sections 27, 34, and 35, Township 40 South, Range 42 East, and a portion of Section 3, Township 41 South, Range 42 East. A majority of the lands within Unit No. 23 were developed as a Planned Unit Development known as The Shores providing single family residential dwelling. Additional lands within the Unit include portions of Loxahatchee Garden Farms, a residential area known as Shorewood and Loxahatchee Estates.

Section 2. Water Management System

2.1 General

The stormwater management system for this Unit is divided into two sub-basins and includes 96 acres of interconnected lakes.

The north sub-basin (The Shores Plat 6) encompasses approximately 36.5 acres. It is located north of Winding Lake Drive and includes an 8.5 acre lake. Runoff from the lands in this sub-basin is directed through a series of swales, inlets, culverts, and a control structure (W-2) before discharging into Preservation Tract B.

The south sub-basin is approximately 304.5 acres and consists of the balance of the Unit that is not in the north sub-basin. The runoff from the lands in this sub-basin is directed by sheet flow, swales, inlets, and culverts to 87.2 acres of interconnected lakes. The water surface elevation is maintained in the lakes by a control structure (W-1) that consists of a weir with a crest at 6.0' NGVD. Discharge from the control structure is directed to the South Florida Water Management District (SFWMD) C-18 Canal via a spreader swale and sheet flow.

To provide operational flexibility for the south sub-basin, an emergency control structure (ES-1) was constructed and permitted with SFWMD. ES-1 is located near the W-1 structure

and consists of a concrete box containing a wall with a 5.5' x 5.5' opening and a 72-inch sluice gate, which gate is normally closed. In emergency situations, the gate is operated via a telemetry system that includes monitoring the lake levels in the south sub-basin. The operation of this gate is included in an operations pilot project with SFWMD.

Approximately 31 acres of preserved wetlands are incorporated into the water management system. Individual control structures are utilized to maintain water elevations and allow for overflow into the lake system. Around the perimeter of seven lakes, 12.6 acres of littoral zones are maintained. In addition, 11 acres of existing slough are preserved.

2.2 Off-site Lands

The off-site lands that drain through the south sub-basin consist of approximately 103 acres adjacent to the western and northern boundary, 19 acres from Limestone Creek Elementary School and 2.8 acres of the south sub-basin of Shorewood. The remaining 91 acres of Shorewood do not drain through this Unit and will be drained to the south directly to the C-18 Canal.

The off-site lands that drain through the north sub-basin consists of 101.3 acres (Unit No. 29-Norfolk), 37.3 acres (Unit No. 33-Cypress Cove), 6.5 acres (northern section of Shorewood), 14.7 acres (Unit No. 41-Mystic Cove), and approximately 148 acres (undeveloped area located northwest of Longshore Drive).

Section 3. Northern Facilities

Lands within Unit No. 23 that have been granted to Northern in fee simple are shown on **Exhibit 23(1)** through **23(3)**. Easements, also shown on the Exhibits, have been provided for other Northern facilities. Facilities in this Unit owned and maintained by Northern are also shown on the Exhibits.

Northern's responsibilities in the Unit include operation, inspection, and maintenance of the facilities. Maintenance includes a chemical aquatic weed control in the lakes, an exotic plant control program in the created wetlands and preservation areas, right-of-way mowing along the perimeter of the Unit, and maintenance of the spreader swale outfall to the C-18 Canal.

The service/demand area for the Unit is approximately 820 acres.

Unit No. 23 lies entirely within the SFWMD's C-18 Drainage Basin, which has an allowable discharge rate restriction of 41.6 csm (cubic feet per second per square mile) for the 25-year/3-day storm event.

The SFWMD permits for the Unit (#50-01436-S and #50-01716-S) specify the minimum building pad elevation and minimum road crown elevation for the developed area. The elevations are presented in Table 23. These elevations were set based on drainage calculations submitted for peak stages for the 100-year/3-day storm event (building pad) and the 10-year/1-day storm event (road crown). Design information for the Unit is also presented in Table No. 23.

TABLE NO. 23: DESIGN INFORMATION		
BASIN NO.	NORTH	SOUTH
Minimum Floor	10.5' NGVD	10.0' NGVD
Minimum Road	9.0' NGVD	8.5' NGVD
10-Yr/1-Day Peak Stage	8.6' NGVD	7.5' NGVD
25-Yr/3-Day Peak Stage	9.5' NGVD	8.5' NGVD
25-Yr/3-Day Peak Discharge	14 CFS	42 CFS
100-Yr/3-Day Peak Stage	10.4' NGVD	9.7' NGVD

There is One (1) surface water quality sampling station within this Unit. The location is shown on **Exhibit 23(1)**. All records are maintained at Northern's office. Water quality testing occurs for the following parameters:

Monthly Parameters – Surface Water (12 samples per year): E-Coli

Section 4. Five – Year Improvement Plan

At this time there are no scheduled improvements for this Unit during the next five years.

Section 5. Ten – Year Replacement Plan

Periodic inspection of the facilities will be conducted to determine the need for future replacements. No replacements are planned at this time.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT PUBLIC FACILITIES
REPORT

UNIT OF DEVELOPMENT NO. 24

Section 1. Lands in Unit

Northern Palm Beach County Improvement District (Northern) Unit of Development No. 24 encompasses 353.5 acres, more or less, and is located in Sections 22 and 27, Township 42 South, Range 42 East, in the City of West Palm Beach. The **Exhibits A and B** show the general location of Unit No. 24 in relation to Northern's Boundaries and the northern region of Palm Beach County. To the north of Unit No. 24 is the Seaboard Coastline Railroad and Beeline Highway; the western boundary is the City of West Palm Beach Water Catchment Area, and the eastern boundary is approximately 2,000 feet west of the Florida Turnpike. Lands within Unit No. 24 have been developed as a Planned Unit of Development, known as Ironhorse, a single-family residential and golf course community.

Section 2. Water Management System

2.1 General

The stormwater management system for this Unit is divided into two sub-basins: a developed area that includes 6.52 acres of wetland marshes and 4.07 acres of wetland fringe around the lakes and a 53.5 acre preserve area.

The developed area encompasses approximately 300 acres. Runoff from these lands is directed via sheet flow, swales, and a stormwater pipe collection system to a series of interconnected lakes. The lakes discharge to a canal/ditch along Beeline Highway via a bleeder and/or a pump station (PS-1) to a canal/ditch along Beeline Highway that flows into the Florida Turnpike Canal that then is directed into the Winding Waters Natural Area in Northern's Unit No. 7. The final receiving water is the South Florida Water Management District (SFWMD) C-17 Canal. Between lake elevations 15.0' NGVD and 15.4' NGVD, the lakes are controlled by the bleeder device. If lake elevations reach 15.4', the pump is activated, and a gate closes the bleeder slot opening. These operations are automated and can be monitored remotely by a telemetry system.

An earthen berm, constructed with a synthetic plastic liner to minimize seepage, separates the preserve area from the developed area. Three shallow ponds within the preserve area are planted with wetland plants. The preserve area connects to the developed area via two (2) control structures (W-2 and W-3) that allow runoff from the preserve area into the lakes of the developed area. The weir in each of the control structures has a crest elevation at 17.5' NGVD. Each of these structures has a 2' x 2' sluice gate that is operated according to the SFWMD Memorandum of Understanding (MOU). The western boundary of the preserve area abuts the City of West Palm Beach Water Catchment Area; however, they are separated by an earthen dike.

In 2012 the City of West Palm Beach constructed two pump stations within the Ironhorse Preserve to direct excess runoff from the Ironhorse lake system into the West Palm Beach Water Catchment Area. The South Pump Station replaced Control Structure W-1 and its Culvert C-1. The South Pump Station pumps water from the developed basin into the preserve basin when elevations in the developed basin reach 15.4 NGVD. The West Pump Station pumps water from the preserve basin into the West Palm Beach Water Catchment Area when elevations reach 17.7 NGVD. These pumps are owned and maintained by the City of West Palm Beach. The construction and operation of the Ironhorse Water Supply Pump Stations was permitted under SFWMD Application No. 071218-8.

2.2 Stormwater Pump Stations

The pump station consists of two 13,000 gpm (gallon per minute), 24-inch electric submersible axial flow pumps. Only one pump operates at a time; the second serves as a back-up. A stand-by generator provides emergency power to the facility in the event of an electrical power outage. The generator is powered by diesel fuel from an on-site above ground 2,000-gallon fuel storage tank. Operation of the pump station is activated by a float control system when the water level within the pump station reaches an elevation of 15.4' NGVD. Pumping stops when the elevation of the water in the lake systems returns to the control elevation of 15.0' NGVD. Operation of both pumps during emergency storm events is under the Operations Pilot Project of SFWMD.

Section 3. Northern Facilities

Lands within Unit No. 24 that have been granted to Northern in fee simple are shown on **Exhibits 24(1)** and **24(2)**. Easements, also shown on the Exhibit, have been provided for other Northern facilities. Facilities in this Unit owned and maintained by Northern are also shown on the Exhibits. Northern’s responsibilities in the Unit include operation, inspection, and maintenance of the facilities. Maintenance includes chemical and mechanical aquatic weed control in the lakes and canals, an exotic plant control program for the created wetlands and preservation areas, and the monitoring of the applesnail and Everglades kite population on the property.

The service/demand area for the Unit is approximately 353.5 acres.

Unit No. 24 lies entirely within the SFWMD’s C-17 Drainage Basin, which has an allowable discharge rate restriction of 62.7 csm (cubic feet per second per square mile) for the 25-year/3-day storm event.

The SFWMD permit for Unit No. 24 (Ironhorse) (#50-01347-S) specifies the minimum building pad elevation and minimum road crown elevation for the developed area as 18.9’ NGVD and 17.3’ NGVD, respectively. These elevations were set based on drainage calculations submitted for peak stages for the 100-year/3-day storm event (building pad) and the 10-year/1-day storm event (road crown). Design information for the Unit is presented in Table No 24.

TABLE NO. 24: DESIGN INFORMATION	
10-Yr/1-Day Peak Stage	17.3’ NGVD
25-Yr/3-Day Peak Stage	18.1’ NGVD
25-Yr/3-Day Peak Discharge	29 CFS
100-Yr/3-Day Peak Stage	18.9’ NGVD

Section 4. Five – Year Improvement Plan

There are no improvements anticipated within this Unit by Northern during the next five years.

Section 5. Ten – Year Replacement Plan

Periodic inspection of facilities will be conducted to determine the need for future replacements. No replacements are planned at this time.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT PUBLIC FACILITIES
REPORT

UNIT OF DEVELOPMENT NO. 27B

Section 1. Lands in Unit

Northern Palm Beach County Improvement District (Northern) Unit of Development No. 27B encompasses 143.1 acres, more or less, and is located in the Town of Jupiter. **Exhibits A and B** shows the general location of Unit No. 27B in relation to Northern's boundaries and the northern region of Palm Beach County. The Unit is located west of Alternate AIA, north of Indian Creek Parkway, and east of Military Trail in Sections 12 and 13, Township 41 South, Range 42 East. The land within the Unit is being developed as a Planned Unit Development (PUD) called Botanica/Sea Plum consisting of single family and multi-family residential and commercial uses.

Section 2. Water Management System

2.1 General

Stormwater runoff from lands within Unit No. 27B is routed to preserves, wetlands, and interconnected on-site lakes by sheet flow and through a series of roadway inlets and culverts. The master surface water management system consists of a series of interconnected on-site lakes, lake interconnect culverts, and a control structure. The control structure located at the southeast corner of the site controls the runoff prior to discharging into the Northern Palm Beach County Improvement District's EPB-2 Canal.

2.2 Off-site lands

Off-site lands include the adjacent 16.0 acre Medical Manufacturing Facility located west of this Unit and east of Military Trail.

Section 3. Northern Facilities

Lands within Unit No. 27B that have been granted to Northern in fee simple are shown on **Exhibit 27B**. Easements, also shown on **Exhibit 27B**, have been provided for Northern facilities. Northern's responsibilities in the Unit include operation, inspection, and maintenance of the facilities. Northern's facilities within this Unit include the operation and

maintenance of the three (3) lakes, the 72" culverts interconnecting these lakes, the outfall structure, and the 56.47 acres of wetlands and upland preserves.

The service/demand area for Unit No. 27B is approximately 159 acres.

Unit No. 27B drains entirely into Northern Palm Beach County Improvement District's EPB-2 Canal, which has an allowable discharge rate of 16.5 cfs (cubic feet per second) for the 25-year/3-day storm event. The drainage basin for this Unit is the Intracoastal Waterway.

The SFWMD permit for Botanica/Sea Plum Development, permit number 50-01819-S-03, specifies the minimum building pad elevation and minimum road crown elevation for the development. These elevations were set based on drainage calculations submitted for peak stages for the 100-year/3-day storm event and the 10-year/1-day storm event. Design stages and the permit minimum elevations for sub-basins within the Unit are presented in Table No. 27B.

TABLE NO. 27B: DESIGN INFORMATION	
Minimum Finished Floor	10.0' NGVD
Minimum Road Crown	8.0' NGVD
10-Yr/1-Day Peak Stage	7.92' NGVD
25-Yr/3-Day Peak Stage	8.65' NGVD
25-Yr/3-Day Peak Stage Discharge	16.5 CFS
100-Yr/3-Day Peak Stage	9.29' NGVD
Control Elevation	6.0'
Control Structure – 2' w x 3.1' h rectangular bleeder @ Inv. Elevation 6.0.	

Section 4. Five – Year Improvement Plan

There are no improvements anticipated by Northern within this Unit in the next five years.

Section 5. Ten – Year Replacement Plan

No Northern facilities are anticipated to require replacement within the next ten years.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT PUBLIC FACILITIES
REPORT

UNIT OF DEVELOPMENT NO. 29

Section 1. Lands in Unit

Northern Palm Beach County Improvement District (Northern) Unit of Development No. 29 encompasses 107.3 acres, more or less, and is located in the Town of Jupiter. **Exhibits A and B** show the general location of Unit No. 29 in relation to Northern's boundaries and the northern region of Palm Beach County. To the north and west of the Unit is Martin County, and the eastern boundary is approximately 2,000 feet west of the Loxahatchee River in Section 27, Township 40 South, Range 42 East. Land within Unit No. 29 is currently developed as a Planned Unit Development known as Northfork. It is a single family residential community.

Section 2. Water Management System

2.1 General

Stormwater runoff from land within the Unit is directed via sheet flow and a stormwater pipe collection system to four interconnected on-site lakes. Off-site drainage accepted by the system is directed to the lake system as well. The lakes discharge through a control structure (W-1) to a spreader swale (SS-1) to an on-site preserve area that includes an existing slough. The preserve area is 15.31 acres. Buffering the preserve area from the developed land is 1.17 acres of uplands. The slough discharges east into the Loxahatchee River.

There are 2.4 acres of Northfork Drive road right-of-way located in Unit No. 29 that do not drain through the on-site lake system. 1.7 acres of the southernmost portion of the road drain to Unit of Development No. 23 and 0.7 acres drain directly to the existing slough.

2.2 Off-site lands

Off-site lands that drain through the Unit consist of 46 acres of land in Martin County to the west and five (5) acres of land to the east (see note 1 on **Exhibit 29**).

Section 3. Northern Facilities

Lands within Unit No. 29 that have been granted to Northern in fee simple are shown on **Exhibit 29**. Easements, also shown on the Exhibit, have been provided for other Northern facilities. Facilities in this Unit owned and maintained by Northern are also shown on the Exhibit.

Northern’s responsibilities in the Unit include operation, inspection, and maintenance of the facilities. Maintenance also includes chemical weed control in the lakes and preserve, as well as environmental monitoring in the preserve area.

The service /demand area for Unit No. 29 is approximately 158.3 acres.

The SFWMD permit for Northfork (#50-01841-S) specifies the minimum building pad elevation and minimum road crown elevation at 11.6’ NGVD and 10.0’ NGVD, respectively. These elevations were set based on drainage calculations submitted for peak stages for the 100-year/3-day storm event (building pad) and the 10-year/1-day storm event (road crown). Design information for the Unit is presented in Table 29.

TABLE NO. 29: DESIGN INFORMATION	
10-Yr/1-Day Peak Stage	9.9’ NGVD
25-Yr/3-Day Peak Stage	10.6’ NGVD
25-Yr/3-Day Peak Discharge	22 CFS
100-Yr/3-Day Peak Stage	11.3’ NGVD

There is One (1) surface water quality sampling station within this Unit. The location is shown on **Exhibit 29**. All records are maintained at Northern’s office. Water quality testing occurs for the following parameters:

Monthly Parameters – Surface Water (12 samples per year): E-Coli

Section 4. Five – Year Improvement Plan

There are no improvements anticipated by Northern within the next five years for this Unit.

Section 5. Ten – Year Replacement Plan

Periodic inspections of the facilities will be conducted to determine the need for future replacements. None are planned at this time.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT PUBLIC FACILITIES
REPORT

UNIT OF DEVELOPMENT NO. 31

Section 1. Lands in Unit

Northern Palm Beach County Improvement District (Northern) Unit of Development No. 31 encompasses 1,320 acres, more or less, and is located in the City of Palm Beach Gardens. **Exhibits A** and **B** show the general location of Unit No. 31 in relation to Northern's boundaries and the northern region of Palm Beach County. The Unit is bounded on the north by PGA Boulevard, on the south by Northlake Boulevard, on the east by Military Trail, and on the west by the Florida Turnpike. Unit No. 31 lands are located in Sections 11, 12, 13, and 14, Township 42 South, Range 42 East. The Unit No. 31 site known as BallenIsles Country Club of JDM is a Planned Unit Development consisting of single and multi-family housing, park areas, and golf courses. Most of the lands within Unit of Development No. 12 are also included in Unit No. 31.

Section 2. Water Management System

2.1 General

Stormwater runoff from land within the Unit is routed through swales and stormwater culverts to a system of interconnected lakes. The Unit is divided into 12 drainage basins. **Exhibit C** shows the basin delineations. Basin 1 and Basins 4A through 4C discharge to the Thompson Canal. Positive outfall for the rest of the basins is achieved by controlled discharge to the Merrill Canal. Both of these canals flow to the east where they join together before joining the South Florida Water Management District (SFWMD) C-17 Canal. Several control structures within the stormwater management system maintain varying control elevations among the basins.

2.2 Off-site lands

Unit No. 31 accepts the stormwater drainage from approximately 295 acres of Unit of Development No. 12 to the south, 22.2 acres from Northlake Boulevard to the south, and 48.4 acres from lands to the east.

Section 3. Northern Facilities

Lands within Unit No. 31 that have been granted to Northern in fee simple are shown on **Exhibits 31(1)** through **31(3)**. Easements, also shown on the **Exhibit 31**, have been provided for other Northern facilities. Northern's responsibilities in the Unit include operation, inspection, and maintenance of the facilities.

The service/demand area for Unit No. 31 is approximately 1,686 acres.

Unit No. 31 lies entirely within SFWMD's C-17 Drainage Basin, which has an allowable discharge rate restriction of 62.7 csm (cubic feet per second per square mile) for the 25-year/3-day storm event.

The SFWMD permit for BallenIsles, permit number 50-01923-S specifies the minimum building pad elevation and minimum road crown elevation for various basins within the development. These elevations were set based on drainage calculations submitted for peak stages for the 100-year/3-day storm event (building pad) and the 10-year/1-day storm event (road crown). Design stages and the permit minimum elevations for sub-basins within the Unit are presented in Table No. 31. The sub-basin delineations are shown on **Exhibit D**.

SUB – BASIN NO.	1	2(2-A)	2(2-B)	2(2-C)	2(2-D)	2(2-E)	2(2-F)	2(2-G)
Minimum Floor (Ft., NGVD)	17.0	18.0	18.0	18.0	18.0	18.0	18.0	18.0
Minimum Road (Ft., NGVD)	14.4	15.0	15.0	15.0	15.0	15.0	15.0	15.0
10-Yr/1-Day Peak Stage	14.4	14.9	14.9	14.9	14.9	14.9	14.9	14.9
25-Yr/3-Day Peak Stage	15.6	16.0	16.0	16.0	15.9	14.9	16.0	16.0
25-Yr/3-Day Peak Discharge	6.1	21	6	1	28	7	18	14
100-Yr/3-Day Peak Stage	17.0	17.0	17.0	17.0	17.0	17.0	17.0	17.0

BASIN NO.	2(2-H)	2(2-I)	3A(9)	3A(10)	3A(11)	3A(15)	3A(16)	3A(12)
Minimum Floor (Ft., NGVD)	18.0	18.0	17.7	17.7	17.7	17.7	17.7	17.0
Minimum Road (Ft., NGVD)	15.0	15.0	15.5	15.5	15.5	15.5	15.5	15.2
10-Yr/1-Day Peak Stage	14.9	14.9	15.9	15.5	15.5	16.2	16.1	15.1
25-Yr/3-Day Peak Stage	15.9	15.9	16.4	16.2	16.2	16.6	16.6	16.0
25-Yr/3-Day Peak Discharge	10	12	9	60	1	58	22	5
100-Yr/3-Day Peak Stage	17.0	17.0	17.6	17.6	17.6	17.6	17.6	16.3

TABLE NO. 31: DESIGN AND PERMIT INFORMATION								
SUB-BASIN NO.	3B(13)	3C(1)	3C(2)	3C(7)	3C(8)	3C(14)	3C(6A)	3D(3)
Minimum Floor (Ft., NGVD)	17.0	17.0	17.0	17.0	17.0	17.0	17.0	17.0
Minimum Road (Ft., NGVD)	15.2	15.0	15.0	15.0	15.0	15.0	15.0	15.0
10-Yr/1-Day Peak Stage	15.1	14.8	14.8	14.8	14.8	15.2	15.2	14.7
25-Yr/3-Day Peak Stage	16.0	15.8	15.7	15.8	15.9	15.9	16.5	15.5
25-Yr/3-Day Peak Discharge	28	3	48	45	21	11	31	124
100-Yr/3-Day Peak Stage	16.3	16.8	16.8	16.8	16.8	16.8	16.8	16.3

TABLE NO. 31: DESIGN AND PERMIT INFORMATION								
SUB-BASIN NO.	3D(6B)	3E(4)	3E(5)	3F	4A	4B	4C	4D
Minimum Floor (Ft., NGVD)	17.0	17.0	17.0	16.7	18.0	18.6	16.6	16.0
Minimum Road (Ft., NGVD)	15.0	14.5	14.5	14.1	14.0	14.0	14.0	12.96
10-Yr/1-Day Peak Stage	14.8	14.5	14.4	15.1	13.6	13.5	13.8	12.2
25-Yr/3-Day Peak Stage	15.7	15.2	15.0	16.0	15.6	16.9	15.6	13.3
25-Yr/3-Day Peak Discharge	2	126	137	9	5.3	11.5	9	364
100-Yr/3-Day Peak Stage	16.3	16.3	16.3	16.3	17.6	18.6	16.6	15.8

The two (2) surface water quality sampling stations in Unit No. 31 are shown on **Exhibit 31**. All records are maintained at Northern's office. The parameters are as follows:

Quarterly Parameters – Surface Water: (8 Samples per year):

Alkalinity (Phenyl and Total)
 Ammonium-N
 Calcium
 Chloride
 Coliform Bacteria (Fecal and Total)
 Copper
 Conductivity, Specific
 Hardness
 Nitrate
 Nitrite
 Magnesium
 Total Kjeldahl Nitrogen
 pH (laboratory or field)
 Dissolved Oxygen
 Phosphate (Ortho and Total)
 Suspended Solids, Total
 Turbidity (NTU)
 Temperature

Section 4. Five – Year Improvement Plan

There are no improvements anticipated within this Unit by Northern during the next five years.

Section 5. Ten – Year Replacement Plan

1. Roadway Modifications for PGA Entrance Guard house

Periodic inspection of the facilities will be conducted to determine the need for future replacements. No other replacements are planned at this time.

PGA Blvd.



Basin 4A

Basin 4C

Basin 4B

Basin 3F

Basin 3A

Basin 3B

Basin 1

Basin 2

Military Trail

Florida Turnpike

Basin 3C

48.4 acres from the east

Basin 3D

Basin 3E

22 acres from Northlake Blvd.

295 acres from Unit 12

Northlake Blvd.

h:\npbc\npbcun31\un31ex08c.pdf

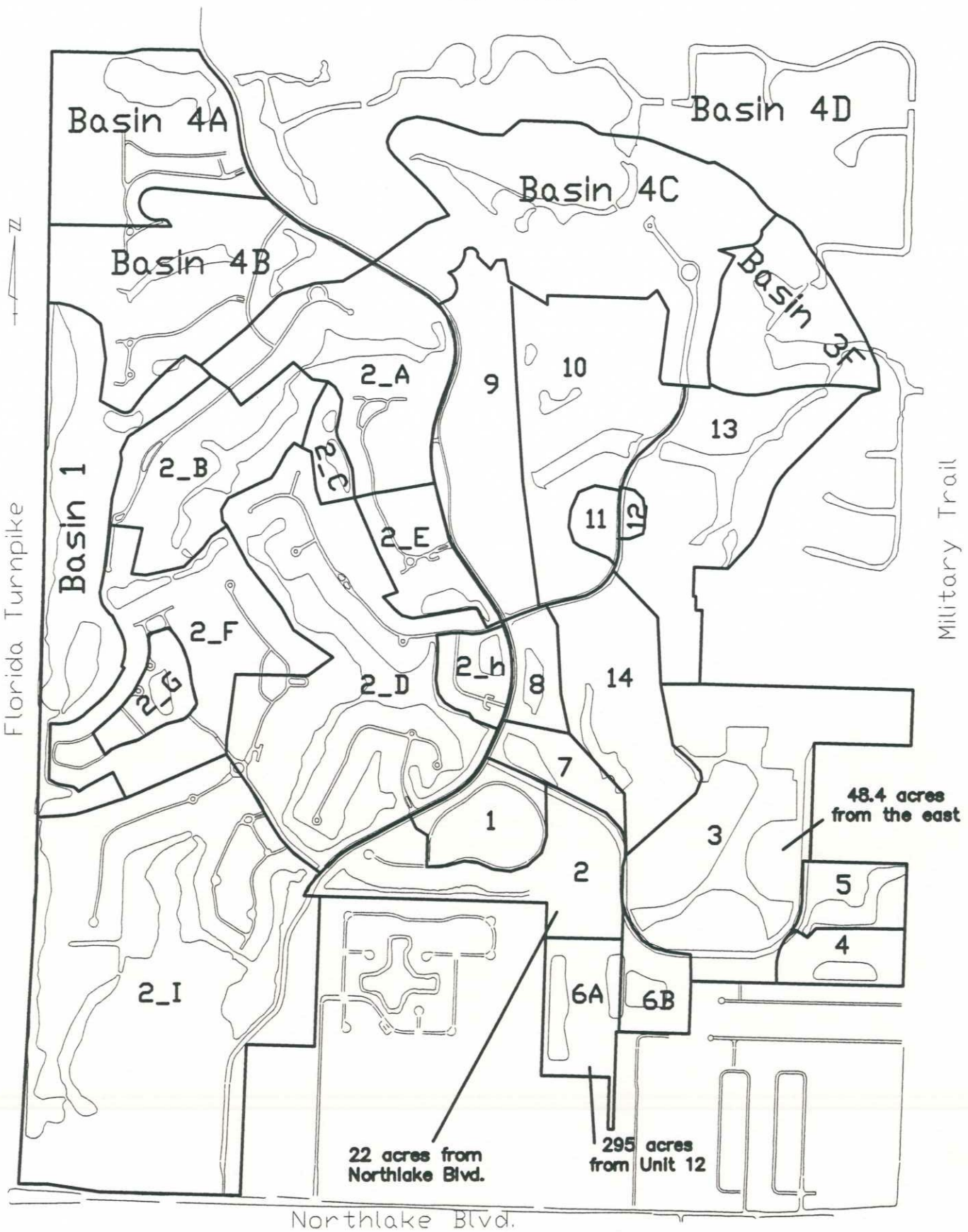
MOCK • ROOS
ENGINEERS • SURVEYORS • PLANNERS

5720 Corporate Way, West Palm Beach, Florida 33407
(561) 683-3113, fax 478-7248

Drainage Basin Map
Northern Palm Beach County Improvement District
Unit of Development No. 31

Not to Scale
DATE: 3/2002
EXHIBIT C

PGA Blvd.



h:\npbc\npbcun31\un31ex08d.pdf

MOCK • ROOS
ENGINEERS • SURVEYORS • PLANNERS

5720 Corporate Way, West Palm Beach, Florida 33407
(561) 683-3113, fax 478-7248

Drainage Sub-Basin Map
Northern Palm Beach County Improvement District
Unit of Development No. 31

Not to Scale
DATE: 3/2002
EXHIBIT D

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT PUBLIC FACILITIES
REPORT

UNIT OF DEVELOPMENT NO. 32

Section 1. Lands in Unit

Northern Palm Beach County Improvement District (Northern) Unit of Development No. 32 encompasses 24.40 acres, more or less, and is located in an unincorporated area of Palm Beach County. **Exhibits A and B** show the general location of Unit No. 32 in relation to Northern's boundaries and the northern region of Palm Beach County. The Unit is composed of two single-family residential developments, Palm Cove (19.5 acres) and Loxahatchee Pines (4.9 acres), and the unplatted 4.82 acres of land east of Loxahatchee Pines to Loxahatchee River Road (LOA No. 1). Palm Cove is located on the north side of Roebuck Road approximately 1,200 feet west of Loxahatchee River Road within Section 34, Township 40 South, Range 42 East. Loxahatchee Pines is located on the south side of Roebuck Road approximately 600 feet west of Loxahatchee River Road within Section 35, Township 40 South, Range 42 East.

Section 2. Water Management System

2.1 General

Stormwater runoff from lands within the Unit is discharged to a 15-foot wide by 1,750-foot-long drainage ditch that runs from the south side of Roebuck Road to the C-18 Canal at the south fork of the Loxahatchee River. The Palm Cove development discharges through a control structure to the ditch (see Unit No. 32A Facilities Report).

2.2 Off-site Lands

Approximately 110 acres of off-site lands also discharge through the drainage ditch. The off-site lands consist of approximately 60 acres to the west of Palm Cove, 25 acres to the east of Palm Cove, 10 acres to the south of Palm Cove, 15 acres south of Loxahatchee Pines and the Roebuck Road right-of-way adjacent to these Developments.

Section 3. Northern Facilities

Lands within Unit No. 32 that have been granted to Northern in fee simple are shown on **Exhibit 32**. Easements are also shown on the Exhibit. Northern does not own or operate any drainage structures within the Unit. However, the 15-foot wide drainage ditch is owned and maintained by Northern.

Northern's responsibilities in the Unit include a chemical aquatic weed control program and periodic maintenance of the drainage ditch.

The service/demand area for the Unit is approximately 149 acres.

Unit No. 32 lies within SFWMD's Loxahatchee River Drainage Basin, which discharges to the SFWMD C-18 Canal and the SFWMD C-18 Drainage Basin. The C-18 Canal has an allowable discharge rate restriction of 41.6 csm (cubic feet per second per square mile) for the 25-year/3-day storm event.

The SFWMD has exempted Loxahatchee Pines from permit requirements. Palm Cove received SFWMD permit #50-01957-S. The remainder of the Unit does not have a SFWMD surface water management permit. The facilities within the unpermitted, developed lands were constructed to satisfy the requirements of Palm Beach County. It is estimated that the 15-foot wide drainage ditch can convey 31 cfs (cubic feet per second) during the 25-year/3-day design event.

Section 4. Five – Year Improvement Plan

There are no improvements anticipated by Northern within this Unit during the next five years.

Section 5. Ten – Year Replacement Plan

There are currently no structural facilities within this Unit that are the responsibility of Northern.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT PUBLIC FACILITIES
REPORT

UNIT OF DEVELOPMENT NO. 32A

Section 1. Lands in Unit

Northern Palm Beach County Improvement District (Northern) Unit of Development No. 32A encompasses 19.5 acres, more or less, and is located in unincorporated Palm Beach County. **Exhibits A and B** show the general location of Unit No. 32A in relation to Northern's boundaries and the northern region of Palm Beach County. The Unit is located on the north side of Roebuck Road approximately 1,200 feet west of Loxahatchee River Road in a portion of Section 34, Township 40 South, Range 42 East. Land within Unit No. 32A is developed as a Planned Unit Development known as Palm Cove. This Unit is within Unit of Development No. 32.

Section 2. Water Management System

2.1 General

Stormwater runoff from lands within the Unit is directed by roadway drainage, inlets and culverts to a 1.5 acre on-site lake. In addition, off-site runoff from the east and west is also directed to the on-site lake via drainage culverts (C-1 and C-2) located on the northern boundary for the Unit. Excess runoff from the Unit and off-site areas is directed through a series of outfall culverts and a control structure (W-1). The discharge is routed south through two 60-foot long, 19-inch by 30- inch, elliptical reinforced concrete pipe (ERCP) culverts located under Roebuck Road. Runoff ultimately discharges to the South Florida Water Management District (SFWMD) C-18 Canal via an existing 15-foot wide drainage ditch extending southward from Roebuck Road to the C-18 Canal. The drainage ditch is a facility of Unit of Development No. 32.

2.2 Off-site Lands

The off-site lands that drain through Palm Cove consist of approximately 60 acres adjacent to the western boundary of Palm Cove and 15 acres adjacent to the eastern boundary of Palm Cove. It is estimated that drainage from approximately 10 acres located east of Palm Cove along the north side of Roebuck Road joins Palm Cove's discharged runoff and drains through the two culverts under Roebuck Road.

Section 3. Northern Facilities

Lands within Unit No. 32A that have been granted to Northern in fee simple are shown on **Exhibit 32A**. Easements, also shown on the Exhibit, have been provided for other Northern facilities. Facilities in this Unit owned and maintained by Northern are also shown on the Exhibit.

Northern’s responsibilities in the Unit include operation, inspection, and maintenance of the facilities.

The service/demand area for Unit No. 32A is approximately 94.5 acres.

Unit No. 32A lies entirely within the SFWMD’s Loxahatchee River Drainage Basin that discharges to the SFWMD C-18 Canal which has an allowable discharge rate restriction of 41.6 csm (cubic feet per second per square mile) for the 25-year/3-day storm event.

The SFWMD permit for Northfork (#50-01957-S) specifies the minimum building pad elevation and minimum road crown elevation at 10.0’ NGVD and 8.5’ NGVD, respectively. These elevations were set based on drainage calculations submitted for peak stages for the 100-year/3-day storm event (building pad) and the 3-year/1-day storm event (road crown). Design information for the Unit is presented in Table No. 32A.

TABLE NO. 32A: DESIGN INFORMATION	
3-Yr/1-Day Peak Stage	8.5’ NGVD
25-Yr/3-Day Peak Stage	9.1’ NGVD
25-Yr/3-Day Peak Discharge	22 CFS
100-Yr/3-Day Peak Stage	9.8’ NGVD

There is One (1) surface water quality sampling station within this Unit. The location is shown on **Exhibit 32A**. All records are maintained at Northern’s office. Water quality testing occurs for the following parameters:

Monthly Parameters – Surface Water (12 samples per year): E-Coli

Section 4. Five – Year Improvement Plan

There are no improvements anticipated within the Unit during the next five years.

Section 5. Ten – Year Replacement Plan

Periodic inspection of Northern’s facilities will be conducted to determine the need for future replacements. None are planned at this time.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT PUBLIC FACILITIES
REPORT

UNIT OF DEVELOPMENT NO. 33

Section 1. Lands in Unit

Northern Palm Beach County Improvement District (Northern) Unit of Development No. 33 encompasses 37.3 acres, more or less, and is located within the Town of Jupiter. **Exhibits A and B** show the general location of Unit No. 33 in relation to Northern's boundaries and the northern region of Palm Beach County. The Unit is located between Northfork Drive and the Palm Beach County/Martin County boundary line, 1.5 miles north of Indiantown Road in a portion of Section 27, Township 40 South, Range 42 East. Lands within Unit No. 33 are currently developed as a Planned Unit Development known as Cypress Cove of Jupiter. It is a single-family residential community.

Section 2. Water Management System

Stormwater runoff from lands within the Unit is directed by roadway curbs and gutters, inlets, and culverts to a 3.8 acre on-site lake. Excess runoff from the developed area is discharged through a series of outfall culverts and controlled by a weir before being routed north to an off-site lake located within a slough that outfalls to the Loxahatchee River. The offsite lake and slough are located within the preserve area of the Northfork development (Unit of Development No. 29). The on-site preserve area receives runoff from the rear of the adjacent lots and is connected to the rest of the water management system via an inlet and swales.

Section 3. Northern Facilities

Lands within Unit No. 33 that have been granted to Northern in fee simple are shown on **Exhibit 33**. Easements, also shown on the Exhibit, have been provided for other Northern facilities. Facilities in this Unit owned and maintained by Northern are also shown on **Exhibit 33**.

Northern's responsibilities in the Unit include operation, inspection, and maintenance of the facilities. Maintenance also includes chemical weed control in the lake and an exotic plant control and monitoring program in the preserve area.

The service/demand area for Unit No. 33 is approximately 37.3 acres.

The SFWMD permit for Cypress Cove of Jupiter (#50-02228-S) specifies the minimum building pad elevation and minimum road crown elevation at 11.0' NGVD and 9.5' NGVD, respectively. These elevations were set based on drainage calculations submitted for peak stages for the 100-year/3-day storm event (building pad) and the 10-year/1-day storm event (road crown). Design information for the Unit is presented in Table No. 33.

TABLE NO. 33: DESIGN INFORMATION	
10-Yr/1-Day Peak Stage	9.4' NGVD
25-Yr/3-Day Peak Stage	10.1' NGVD
25-Yr/3-Day Peak Discharge	6 CFS
100-Yr/3-Day Peak Stage	11.0' NGVD

There is One (1) surface water quality sampling station within this Unit. The location is shown on **Exhibit 33**. All records are maintained at Northern's office. Water quality testing occurs for the following parameters:

Monthly Parameters – Surface Water (12 samples per year): E-Coli

Section 4. Five – Year Improvement Plan

There are no improvements anticipated by Northern within the Unit during the next five years.

Section 5. Ten – Year Replacement Plan

Periodic inspection of Northern's facilities will be conducted to determine the need for future replacements. None are planned at this time.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT PUBLIC FACILITIES
REPORT

UNIT OF DEVELOPMENT NO. 34

Section 1. Lands in Unit

Northern Palm Beach County Improvement District (Northern) Unit of Development No. 34 encompasses 39.3 acres, more or less, and is located in an unincorporated area of Palm Beach County with the exception of 1.3 acres in the southern portion on the Unit that are located in the City of Palm Beach Gardens. **Exhibit A** and **Exhibit B** show the general location of Unit No. 34 in relation to Northern's boundaries and the northern region of Palm Beach County. The Unit is located adjacent to the north side of PGA Boulevard (SR 703) and on the west side of the Intracoastal Waterway (Little Lake Worth). Unit No. 34 lands are located in a portion of Section 4, Township 42 South, Range 43 East. Approximately 38 acres of the Unit No. 34 site is known as Hidden Key and is developed as a single-family residential development. The remaining 1.3-acre portion of the site is located within the City limits of Palm Beach Gardens and is comprised of two multi-family residential tracts.

Section 2. Water Management System

The roadway drainage system consists of shallow swales that direct runoff to inlets that in turn direct runoff via culverts to an internal canal system discharging into Little Lake Worth and then into the Intracoastal Waterway.

Section 3. Northern Facilities

Lands within Unit No. 34 that have been granted to Northern in fee simple are shown on **Exhibit 34**. Easements are also shown on the Exhibit.

Northern's responsibilities in the Unit include maintenance of 4,340 linear feet of roadways and sidewalks, entrance feature landscaping, roadway drainage, and a security gate system.

The service/demand area for the Unit is approximately 39.3 acres.

Unit No. 34 lies entirely within SFWMD's Intracoastal Drainage Basin.

Section 4. Five – Year Improvement Plan

There are no improvements anticipated by Northern within the Unit during the next five years.

Section 5. Ten – Year Replacement Plan

Periodic inspections of Northern’s facilities will be conducted to determine the need for future improvements. None are planned at this time.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT PUBLIC FACILITIES
REPORT

UNIT OF DEVELOPMENT NO. 38

Section 1. Lands in Unit

Northern Palm Beach County Improvement District (Northern) Unit of Development No. 38 encompasses 75.96 acres, more or less, and is located in the Village of North Palm Beach. **Exhibits A** and **B** show the general location of Unit No. 38 in relation to Northern's boundaries and the northern region of Palm Beach County. The Unit is located within a portion of Section 8, Township 42 South, Range 43 East. The land is a planned unit development (PUD) known as Harbour Isles. In 2016, the Board approved the transfer of road ROW from the Harbour Isles HOA to Northern via quit claim deed.

Section 2. Water Management System

Stormwater runoff from lands within the Unit is routed through gutters, catch basins, inlets, and a piped stormwater collection system to a series of exfiltration trenches with weirs. The exfiltration trenches discharge into a man-made tidal canal system that ultimately discharges to the Intracoastal Waterway.

Section 3. Northern Facilities

Lands within Unit No. 38 that have been granted to Northern in fee simple are shown on **Exhibit 38**. Easements, also shown on the Exhibit, have been provided for other Northern facilities. Facilities in this Unit owned and maintained by Northern are also shown on the Exhibit.

Northern's responsibilities in the Unit include operation, inspection, and maintenance of the facilities.

The service/demand area for the Unit is approximately 75.96 acres.

Unit No. 38 lies entirely within the SFWMD's Intracoastal Drainage Basin. The allowable discharge rate from developed land within this Basin is restricted to the rate determined for the land in the pre-developed condition for the 25-year/3-day storm event.

The Florida Department of Environmental Protection permit for Harbour Isles, permit number 50-2695789, specifies the minimum building pad elevation and minimum road crown elevation at 8.5' NGVD and 5.36' NGVD, respectively.

Section 4. Five – Year Improvement Plan

There are no Improvements anticipated by Northern within the Unit in the next five years.

Section 5. Ten – Year Replacement Plan

Periodic inspection of facilities will be conducted to determine the need for future replacements. None are planned at this time.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT PUBLIC FACILITIES
REPORT

UNIT OF DEVELOPMENT NO. 41

Section 1. Lands in Unit

Northern Palm Beach County Improvement District (Northern) Unit of Development No. 41 encompasses 14.77 acres, more or less, and is located in the Town of Jupiter. **Exhibits A and B** show the general location of Unit No. 41 in relation to Northern's boundaries and the northern region of Palm Beach County. The Unit is located east of the Shores of Jupiter and north of Roebuck Road in a portion of Section 34, Township 40 South, Range 41 East. The land within Unit No. 41 is developed as a subdivision known as Mystic Cove.

Section 2. Water Management System

Stormwater runoff from lands within Unit No. 41 is routed to a system of interconnected on-site lakes via sheet flow, swales, and stormwater pipe collection systems. The lake system discharges via a control structure to the south basin of the Shores of Jupiter surface water management system. Northern owns and maintains the interconnected lakes and the outfall structure.

Section 3. Northern Facilities

Lands within Unit No. 41 that have been granted to Northern in fee simple are shown on **Exhibit 41**. Easements, also shown on the Exhibit, have been provided for other Northern facilities. Northern's responsibilities in the Unit include operation, inspection, and maintenance of the facilities shown on the Exhibit.

Northern constructed water and sewer improvements within Mystic Cove as authorized in the original Plan of Improvements (the "Plan") for Unit. Ownership and maintenance of water and sewer improvements has been turned over to the Town of Jupiter and the Loxahatchee River Environmental Control District, respectively.

The service/demand area for Unit No. 41 is approximately 14.77 acres.

Unit No. 41 lies entirely within the SFWMD's C-18 Drainage Basin, which has an allowable discharge rate restriction of 41.6 csm (cubic feet per second per square mile) for the 25-year/3-day storm event.

The SFWMD permit for Mystic Cove, permit number 50-03940-P specifies the minimum building pad elevation and minimum road crown elevation at 11.1' NGVD and 9.3' NGVD, respectively. These elevations were set based on drainage calculations submitted for peak stages for the 100-year/3-day storm event (building pad) and the 3-year/1-day storm event (road crown).

There is One (1) surface water quality sampling station within this Unit. The location is shown on **Exhibit 41**. All records are maintained at Northern's office. Water quality testing occurs for the following parameters:

Monthly Parameters – Surface Water (12 samples per year): E-Coli

Section 4. Five – Year Improvement Plan

There are no improvements anticipated within the Unit during the next five years.

Section 5. Ten – Year Replacement Plan

Periodic inspection of Northern's facilities will be conducted to determine the need for future replacements. None are planned at this time.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT PUBLIC FACILITIES
REPORT

UNIT OF DEVELOPMENT NO. 43

Section 1. Lands in Unit

Northern Palm Beach County Improvement District (Northern) Unit of Development No. 43 encompasses 2254.6 acres, more or less, and is located in the City of Palm Beach Gardens. **Exhibits A and B** show the general location of Unit No. 43 in relation to Northern's boundaries and the northern region of Palm Beach County. The Unit is located west of the Florida Turnpike and north of PGA Boulevard in Sections 32 through 34, Township 41 South, Range 42 East and Sections 34 and 35, Township 42 South, Range 42 East. The land within the Unit is being developed as a Planned Community Development (PCD) called Mirasol (formerly known as Golf Digest) consisting of a residential golf course community, two golf courses, and commercial, and institutional parcels.

Section 2. Water Management System

2.1 General

Stormwater runoff from lands within the Unit No. 43 is routed to preserved wetlands and interconnected on-site lakes by sheet flow and through a series of inlets and culverts. The master surface water management system consists of a series of interconnected on-site lakes. The Mirasol Project is divided into east and west drainage basins. Two control structures along the east/west basin divide control flow from the east basin into the west basin. The west basin discharges via pumps into the Loxahatchee Slough lying east of the C-18 Canal. The slough discharges to the C-18 Canal via culverts. There is also an inter-basin transfer pump station that can direct water from the west basin back to the east basin, as needed.

There are approximately 175.8 acres of preserve and wetland that are within the Unit that are not included in the drainage area.

2.2 Off-site lands

Off-site lands include 25.7 acres from PGA Boulevard, 19.1 acres from Hood Road and the Bonnett out-parcel, 128 acres from the Seacoast Utility Authority, 24 acres from out-parcels in the southeast corner, and 128 acres from the Florida Turnpike. Additionally, 451 acres from Old Marsh (Unit No. 21) and 637 acres from Eastpointe (Unit No. 14) discharges into the west basin of the project.

Section 3. Northern Facilities

Lands within Unit No. 43 that have been granted to Northern in fee simple are shown on **Exhibits 43(1)** through **43(4)**. Easements, also shown on **Exhibit 43**, have been provided for other Northern facilities. Northern's responsibilities in the Unit include operation, inspection, and maintenance of the facilities.

In addition to the surface water management system, Northern's facilities within this Unit also include 9,500 linear feet of a 6-foot high concrete screening wall; entry features including accent lighting at the two PGA Boulevard entrances and features in the two rotaries near PGA Boulevard; the irrigation system for Jog Road right-of-way and within the parkway, buffer; six-foot wide concrete sidewalks and twelve-foot wide concrete bike paths along Jog Road right-of-way and within the parkway buffer; approximately 450 feet of twelve-foot wide wood boardwalk in Preserve F; street lighting for Jog Road; and parkway buffer lighting for the bike paths.

The service/demand area for Unit No. 43 is approximately 3,540 acres.

Unit No. 43 lies entirely within SFWMD's C-18 Drainage Basin, which has an allowable discharge rate restriction of 41.6 csm (cubic feet per second per square mile) for the 25-year/3-day storm event.

The SFWMD permit for Mirasol, permit number 50-04118-P, specifies the minimum building pad elevation and minimum road crown elevation for various basins within the development. These elevations were set based on drainage calculations submitted for peak stages for the 100-year/3-day storm event (building pad) and the 10-year/1-day storm event (road crown). The minimum road crown elevation for roadways on the Palm Beach County Thoroughfare Plan for this project are set according to the peak stages during the 25-year/3-day storm event. Design stages and the permitted minimum elevations for sub-basins within the Unit are presented in Table No. 43.

TABLE NO. 43: DESIGN INFORMATION		
	West Basin	East Basin
Minimum Finished Floor	20.1' NGVD	20.1' NGVD
Minimum Road Crown	18.0' NGVD	18.8' NGVD
10-Yr/1-Day Peak Stage	16.92' NGVD	18.38' NGVD
25-Yr/3-Day Peak Stage	18.60' NGVD	18.15' NGVD
25-Yr/3-Day Peak Stage Discharge	287.5 CFS	N/A
100-Yr/3-Day Peak Stage	20.0' NGVD	20.0' NGVD

Section 4. Five – Year Improvement Plan

There are no improvements anticipated by Northern within this Unit in the next five years.

Section 5. Ten – Year Replacement Plan

1. Master Irrigation System Upgrade
2. Preserve Boardwalk Replacement

No other Northern facilities are anticipated to require replacement within the next ten years.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT PUBLIC FACILITIES
REPORT

UNIT OF DEVELOPMENT NO. 44

Section 1. Lands in Unit

Northern Palm Beach County Improvement District (Northern) Unit of Development No. 44 encompasses 368.3 acres, more or less, and is located in the Town of Jupiter. **Exhibits A and B** show the general location of Unit No. 44 in relation to Northern's boundaries and the northern region of Palm Beach County. The Unit is located approximately $\frac{3}{4}$ of a mile east of Alternate A1A and is bounded by Frederick Small Road on the north, Donald Ross Road on the south, and Palmwood Road on the east. Unit No. 44 lands are located within a portion of Sections 19 and 20, Township 41 South, Range 43 East. The land has been developed as a planned unit development (PUD) known as The Bear's Club.

Section 2. Water Management System

2.1 General

The Unit is made up of three drainage sub-basins plus 49 acres of un-named slough that runs roughly southeasterly through the middle of the Unit. The northwest drainage sub-basin is 52 acres, the northwest sub-basin is 163 acres, and the south sub-basin is 104 acres. Stormwater runoff from lands within the Unit is routed to the un-named slough via gutters, inlets, pipe collection systems, existing and created wetlands, on-site retention/detention ponds, and three final control structures. The un-named slough drains to the Frenchman's Creek development that discharges to the Intracoastal Waterway. A perimeter dike with a minimum elevation of 9.6 feet (the estimated 25-year/3-day peak stage) is constructed around the developed areas, which ensures that discharge to the un-named slough is made only through the three permitted control structures. Intermediate control structures maintain varying surface water elevations throughout the Unit.

2.2 Off-Site Lands

A small section (approximately 1.2 acres) of Frederick Small Road to the north drains through the Unit's Surface Water Management System. Historic flows from land adjacent to the western boundary, east of Alternate A1A (approximately 284 acres) and approximately 2.25 acres of Palmwood Road right-of-way also drain into the Unit.

Section 3. Northern Facilities

Lands within Unit No. 44 that have been granted to Northern in fee simple are shown on **Exhibit 44**. Easements, also shown on the Exhibit, have been provided for other Northern facilities. Facilities in this Unit owned and maintained by Northern are also shown on the Exhibit.

Northern's responsibilities in the Unit include operation, inspection, and maintenance of the facilities shown on the Exhibit.

The service/demand area for Unit No. 44 is approximately 656 acres.

Unit No. 44 lies entirely within the SFWMD's Intracoastal Drainage Basin. The allowable discharge rate from developed land within this Basin is restricted to the rate determined for the land in the pre-developed condition for the 25-year/3-day storm event.

The SFWMD permit for The Bear's Club, permit number 50-04146-P specifies the minimum building pad elevation as 10.1' NGVD based on drainage calculations submitted for peak stages for the 100-year/3-day storm event. The permit specifies minimum road crown elevation at 8.6' NGVD for the north sub-basins and 8.3' NGVD for the south sub-basin. These elevations were set based on drainage calculations submitted for peak stages for the 10-year/1-day storm event.

Section 4. Five – Year Improvement Plan

There are no improvements anticipated by Northern within this Unit in the next five years.

Section 5. Ten – Year Replacement Plan

Periodic inspection of Northern's facilities will be conducted to determine the need for future replacements. None are planned at this time.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT PUBLIC FACILITIES
REPORT

UNIT OF DEVELOPMENT NO. 45

Section 1. Lands in Unit

Northern Palm Beach County Improvement District (Northern) Unit of Development No 45 encompasses 162.04 acres, more or less, and is located in the Town of Jupiter. **Exhibits A** and **B** show the general location of Unit No. 45 in relation to Northern's boundaries and the northern region of Palm Beach County. The Unit is located west of Military Trail, north of Indian Creek Parkway, and south of Toney Penna Drive in Sections 12, 13, and 14, Township 41 South, Range 42 East. The land within the Unit is developed as a Planned Unit Development (PUD) called Paseos (a.k.a. Pines on Pennock Lane) consisting of single-family residential units. Improvements outlined in the Plan of Improvements were certified complete in July 2009.

Section 2. Water Management System

2.1 General

Stormwater runoff from lands within Unit No. 45 is routed to preserves and wetlands and interconnected on-site lakes by sheet flow and through a series of roadway inlets and culverts. The master surface water management system consists of a series of interconnected on-site lakes, lake interconnect culverts, and three (3) control structures. The control structures are located as shown on **Exhibit 45** (Sheets 1-4) as CS-1, CS-2, and CS-3 which controls the runoff via contiguous wetlands prior to discharging into the Jones Creek Drainage System.

2.2 Off-site lands

Approximately 23.13 acres of off-site lands drain into this Unit's surface water management system.

Section 3. Northern Facilities

Lands within Unit No. 45 that have been granted to Northern in fee simple are shown on **Exhibits 45(1)** through **45(4)**. Easements, also shown on **Exhibit 45**, have been provided for Northern facilities. Northern’s responsibilities in the Unit include operation, inspection, and maintenance of the facilities.

Northern’s facilities within this Unit include the operation and maintenance of the on-site lakes, the culverts interconnecting these lakes, the outfall structures, and approximately the 23.27 acres of wetland and upland preserves.

The service/demand area for Unit No. 45 is approximately 185.17 acres.

Unit No. 45 drains entirely into the Jones Creek Drainage System, which has an allowable discharge rate of 43.93 cfs (cubic feet per second) for the 25-year/3-day storm event. The drainage basin for this Unit is the Intracoastal Waterway.

The SFWMD permit (permit number 50-04989-P), specifies the minimum building pad elevation and minimum road crown elevation for the development. These elevations were set based on drainage calculations submitted for peak stages for the 100-year/3-day storm event and the 10-year/1-day storm event. Design stages and the permit minimum elevations for sub-basins within the Unit are presented in Table No. 45.

TABLE NO. 45: DESIGN INFORMATION	
Minimum Finished Floor	10.80' NGVD
Minimum Road Crown (10-Yr/1-Day Peak Stage)	9.0' NGVD
25-Yr/3-Day Peak Stage	9.90' NGVD
100-Yr/3-Day Peak Stage	10.80' NGVD
Control Elevation	6.0' NGVD

CONTROL STRUCTURES			
Designation	Type Dimensions	Control Elevation	Receiving Body
CS-1 Lakes # 4 & 5S	1-1.25' W Sharp crested weir at Elev. 7.0' NGVD 1-.83' W & 1'H Rectangular notch at Inv Elev. 6.0' NGVD	6.0' NGVD	Jones Creek
CS-2 Lakes # 6 & 7	1-1.25' W Sharp crested weir at Elev. 7.0' NGVD	6.0' NGVD	Jones Creek
CS-3 Lake # 8S	1-.83' W Sharp Crested weir at Elev. – 7.75' NGVD	6.0' NGVD	Jones Creek

There is One (1) surface water quality sampling station within this Unit. The location is shown on **Exhibit 45**. All records are maintained at Northern's office. Water quality testing occurs for the following parameters:

Monthly Parameters – Surface Water (12 samples per year): E-Coli

Section 4. Five – Year Improvement Plan

There are no improvements anticipated by Northern within this Unit in the next five years.

Section 5. Ten – Year Replacement Plan

Periodic inspection of Northern's facilities will be conducted to determine the need for future replacements. None are planned at this time.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT PUBLIC FACILITIES
REPORT

UNIT OF DEVELOPMENT NO. 46

Section 1. Lands in Unit

Northern Palm Beach County Improvement District (Northern) Unit of Development No. 46 encompasses 164.74 acres more or less, and is located in the Town of Jupiter. **Exhibits A and B** show the general location of Unit No. 46 in relation to Northern's boundaries and the northern region of Palm Beach County. The Unit is bounded on the north by Indian Town Road on the east by the Florida Turnpike and on the south by the C-18 Canal. Unit No. 46 lands are located within a portion of Sections 4, 5, 8 & 9 Township 41 South and Range 42 East. The land has been developed as a planned unit development (PUD) known as Jupiter Country Club. The improvements included in the Plan of Improvement were certified complete in August of 2009.

Section 2. Water Management System

The Water Management System consists of on-site detention ponds interconnected via culverts and control structures with discharge to the C-18 Canal. The SFWMD permit for Jupiter Country Club, permit number 50-02993-S-05, Application No. 051207-11 specifies the minimum building pad elevation as 19.0' NGVD based on drainage calculations submitted for peak stages for the 100-year/3-day storm event. The permit specifies minimum road crown elevation shall be constructed above the peak stages for the 10-year/1-day storm event.

Section 3. Northern Facilities

Easements within Unit No. 46 that have been granted or dedicated to Northern are shown on **Exhibit 46**. Facilities in this Unit owned and maintained by Northern are also shown on the Exhibit.

Northern's responsibilities in the Unit include inspection, and maintenance of the facilities shown on the Exhibit.

The service/demand area for Unit No. 46 is approximately 165 acres.

Section 4. Five – Year Improvement Plan

There are no improvements anticipated by Northern within this Unit in the next five years.

Section 5. Ten – Year Replacement Plan

Periodic inspection of Northern's facilities will be conducted to determine the need for future replacements. None are planned at this time.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT PUBLIC FACILITIES
REPORT

UNIT OF DEVELOPMENT NO. 47

Section 1. Lands in Unit

Northern Palm Beach County Improvement District (Northern) Unit of Development No. 47 encompasses 265.96 acres, more or less, and is located in the Town of Jupiter. **Exhibits A** and **B** show the general location of Units No. 47 in relation to Northern's boundaries and the northern region of Palm Beach County. The Unit is located west of Island Way, north of Indiantown Road, and east of the Florida Turnpike in Section 32 and 33, Township 40 South, Range 42 East. The land within the Unit was developed as Planned Unit Development (PUD) called Jupiter Isles and Loxahatchee Reserve consisting of single-family residential units.

Section 2. Water Management System

2.1 General

The Island Way master surface and stormwater management system conveys runoff from the 906-acre Island Way Corridor watershed which consists of parcels of land adjacent to the Island Way road right-of-way from Indiantown Road to the Martin County line. The system will outfall downstream of the South Florida Water Management District (SFWMD) S-46 structure located in the C-18 Canal at a rate of 2-in/acre/day. The main components of the system consist of approximately 10,250 linear feet of sixty (60) inch concrete culvert, 600 linear feet of 42" culvert, manholes, inlets, and three (3) operable control structures. The SFWMD permit for this Unit is referenced as the "Island Way Phase A & B", permit number 50-06087-P.

The first operable control structure is located on the downstream side of the SFWMD S-46 structure in the C-18 Canal and is the main control structure for the system. The second operable control structure is a 5 CFS pump station which discharges stormwater to the west into the Loxahatchee Slough at a rate of five (5) cubic feet per second in accordance with the permitted operating schedule as approved by SFWMD under application no 140613-7. The third operable control structure will be located on the upstream side of the SFWMD S-46 structure in the C-18 Canal and will have the capacity of recharging the Island Way Drainage Corridor Water Management System from water out of the L-18 Canal.

2.2 Off-site lands

Approximately 640 acres of lands drain into this Unit's surface water management system.

Section 3. Northern Facilities

Lands within Unit No. 47 that have been granted to Northern in fee simple are shown on **Exhibit 47(1)** through **47(2)**. Easements, also shown on **Exhibit 47**, have been provided for Northern facilities. Northern's responsibilities in the Unit include operation, inspection and maintenance of the sixty (60) culverts located in the Island Way Right-of-Way, control structure OS-1, and a 5 cfs pump discharging into the Loxahatchee Slough along the I-95 right-of-way.

The service/demand area for Unit No. 47 is approximately 906 acres.

The SFWMD permit for The Island Way Development, permit number 50-06087-P, specifies the minimum building pad elevation and minimum road crown elevation for the development. These elevations were set based on drainage calculations submitted for peak stages for the 100-year/3-day storm event and the 10-year/1-day storm event. Design stages and the permit minimum elevations for sub-basins within the Unit are presented in Table No. 47.

TABLE NO. 47: DESIGN INFORMATION	
Minimum Finished Floor	16.0' NGVD
Minimum Road Crown	14.1' NGVD
10-Yr/1-Day Peak Stage	13.21' NGVD
25-Yr/3-Day Peak Stage	14.4' NGVD
100-Yr/3-Day Peak Stage	15.17' NGVD
Control Elevation	10.0'Wet Season/12.0'Dry Season

Control Structures	Description
OS-1	2- Sharp crested weirs w/crest elev. = 13.70' 1- 5' +3" operable gates – Inv. Elev. = 10.0' 1- 6" circular orifice @ elev. 10.0' 1- 40" w + 33" h Rectangular orifice w/Inv. = 10.0'
5 CFS Pump PS-1	FLYGT Pump w/ 624 Imp. 10" Dia., 15 HP @ 1150 RPM
8 CFS Pump PS-2	N/A

There is One (1) surface water quality sampling station within this Unit. The location is shown on **Exhibit 47(1)**. All records are maintained at Northern's office. Water quality testing occurs for the following parameters:

Monthly Parameters – Surface Water (12 samples per year): E-Coli

Section 4. Five – Year Improvement Plan

There are no improvements proposed by Northern within this Unit in the next five years.

Section 5. Ten – Year Replacement Plan

Periodic inspection of Northern's facilities will be conducted to determine the need for future replacements. None are planned at this time.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT PUBLIC FACILITIES
REPORT

UNIT OF DEVELOPMENT NO. 49

Section 1. Lands in Unit

Northern Palm Beach County Improvement District (Northern) Unit of Development No. 49 encompasses 102.18 acres more or less and is located in the Town of Lake Park. **Exhibits A and B** show the general location of Unit No. 49 in relation to Northern's boundaries and the northern region of Palm Beach County. The majority of land included in the Unit is located on the east side of Congress Avenue approximately 1/4 of a mile south of Northlake Boulevard and is bounded on the south side by Silver Beach Road. The Unit also includes a portion of land west of Congress Avenue between Park Avenue West and Silver Beach Road. Unit No. 49 lands are located within a portion of Section 19 Township 42 South, Range 43 East. The land has been developed as a planned unit development (PUD) known as Northern Palm Beach County Business Park.

Section 2. Water Management System

2.1 General

The Water Management System consists of 7.72 Acres of on-site retention/detention ponds interconnected via culverts and offsite preserves. A perimeter berm with a minimum elevation of 12.20 feet (the estimated 25-year/3-day peak stage) is constructed around the developed areas.

2.2 Off-Site Lands

The historical drainage of 230 areas and Congress Avenue were calculated into the Project's allowable discharge.

Section 3. Northern Facilities

Lands within Unit No. 49 that have been granted to Northern in fee simple are shown on **Exhibit 49(1)**. Easements, also shown on the Exhibit, have been provided for other Northern facilities. Facilities in this Unit owned and maintained by Northern are also shown on the Exhibit.

Northern's responsibilities in the Unit include operation, inspection, and maintenance of the facilities shown on the Exhibit as well as maintenance of the offsite preserve areas.

The service/demand area for Unit No. 49 is approximately 332 acres.

Unit No. 49 lies entirely within the SFWMD's C-17 Drainage Basin. The allowable discharge rate from developed land within this Basin is restricted to the C-17 discharge criteria for the 25-year/3-day storm event.

The SFWMD permit for Northern Palm Beach County Business Park, permit number 50-06082-P specifies the minimum building pad elevation as 13.0' NGVD based on drainage calculations submitted for peak stages for the 100-year/3-day storm event. The permit specifies minimum road crown elevation shall be constructed above the peak stages for the 3-year/1-day storm event

Section 4. Five – Year Improvement Plan

There are no improvements proposed by Northern within this Unit in the next five years.

Section 5. Ten – Year Replacement Plan

No Northern facilities are anticipated to be replaced or constructed within the next ten years.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT PUBLIC FACILITIES
REPORT

UNIT OF DEVELOPMENT NO. 51

Section 1. Lands in Unit

Northern Palm Beach County Improvement District (Northern) Unit of Development No. 51 encompasses 76.29 acres, more or less, and is located eastern Palm Beach County. **Exhibits A and B** show the general location of Unit No. 51 in relation to Northern's boundaries and the northern region of Palm Beach County. The Unit is bounded by the Intracoastal Waterway on the west, Donald Ross Road on the north, Bert Winter's Park on the South, and Ellison Wilson Road on the east. Unit No. 51 lands are located within a portion of Section 29, Township 41 South, Range 43 East. The land has been developed as a Planned Unit Development (PUD) known as Frenchman's Harbor.

Section 2. Water Management System

2.1 General

The water management system consists of a constructed drainage/boat channel, dry storage areas, wetlands, and two areas totaling approximately 2.2 acres of undeveloped property that will be enhanced as mitigation areas on the south side of the project and adjacent to Donald Ross Road. The constructed drainage/boat channel is directly connected to the Intracoastal Waterway on the northwest and southwest sides of the property. The property is divided into six drainage basins. Drainage Basin's 1 and 2 drain to the constructed dry detention areas located between the residential homes and the Intracoastal Waterway (ICWW). Runoff from the dry storage areas is directed eastward into the drainage/boat channel and then into the ICWW. Runoff from Basins 3 and 4 is directed through exfiltration trenches and into dry detention areas before being directed into the drainage/boat channel. Basin 5 is a natural tidal wetland and is connected to the drainage/boat channel with flushing structures and culverts. Basin 6 is also a natural tidal wetland with flushing structures and culverts connected to the Juno Dunes Natural Area through culverts under Ellison Wilson Road. Basin 6 is also connected to the ICWW via a wetland flow way. The project was permitted under SFWMD Application No. 061208-26 in October of 2007.

2.2 Off-Site Lands

Approximately 214 acres of offsite property east of Ellison Wilson Road drains through the culverts under Ellison Wilson Road and through a flow way located within the Unit.

Section 3. Northern Facilities

Lands within Unit No. 51 that have been granted to Northern in fee simple are shown on **Exhibit 51**. Easements, also shown on the Exhibit, have been provided for other Northern facilities. Major Facilities in this Unit owned and maintained by Northern are also shown on the Exhibit.

Northern's responsibilities within the Unit consist of maintenance of the surface water management facilities including dry retention areas, exfiltration trenches, inlets, culverts, control structures and the associated drainage piping, flow way culverts and bridges. Northern's facilities are located within easements granted to Northern and noted on the Exhibit. Maintenance of the Wetland/Upland conservation areas, box culvert and condominium yard drainage were removed from Northern's responsibility by Amendments to the Plan of Improvements in 2011 and 2019, resp.

The service/demand area for Unit No. 51 is approximately 290 acres.

Unit No. 51 lies entirely within the SFWMD's Intracoastal Drainage Basin. The allowable discharge rate from developed land within this Basin is restricted to the rate determined for the land in the pre-developed condition for the 25-year/3-day storm event.

The SFWMD permit for Frenchman's Harbor, permit number 50-06618-P, specifies the minimum building pad elevation as 9.0 NGVD for Basins 1,2 and 4 and 10 ' NGVD For Basin 3 based on drainage calculations submitted for peak stages for the 100-year/3-day storm event. The permit specifies minimum road crown elevation at 7.0' NGVD for Basins 1 and 2, 8.0' NGVD for Basin 3 AND 7.4' NGVD for Basin 4. These elevations were set based on drainage calculations submitted for peak stages for the 10-year/1-day storm event.

Section 4. Five – Year Improvement Plan

There are no improvements anticipated by Northern within this Unit in the next five years.

Section 5. Ten – Year Replacement Plan

Periodic inspection of Northern's facilities will be conducted to determine the need for future replacements. None are planned at this time.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT PUBLIC FACILITIES
REPORT

UNIT OF DEVELOPMENT NO. 53

Section 1. Lands in Unit

Northern Palm Beach County Improvement District (Northern) Unit of Development No. 53 encompasses 1244.57 acres, more or less, and is located in unincorporated Palm Beach County. **Exhibits A and B** show the general location of Unit No. 53 in relation to Northern's boundaries and the northern region of Palm Beach County. The Unit is bounded on the south by S.R. 80 (Southern Blvd.) and on the west by the L-8 Canal. Unit No. 53 lands are located within a portion of Sections 21, 22, 27, 28, 33 & 34 Township 43 South and Range 40 East. The land is being developed as a planned unit development (PUD) known as Arden. At this time, construction of the Public Roadways, Water Management System and Water and Sewer utilities are nearing completion. Development of several residential parcels have been completed or are nearing completion. Phase 1 of the Linear Park has been completed, and Phase 2 is nearing completion. The required off-site Signalization and Intersection Improvements are complete. The requirement for off-site median landscape improvements has been satisfied through payment of a fee into the Palm Beach County OTIS landscape improvement program.

Section 2. Water Management System

2.1 General

The Water Management System consists of wet detention ponds and trunk drainage lines providing both water quality and quantity control with discharge to the C-51 Canal via a control structure and existing discharge connection under S.R.80. The project lies entirely with the C-51 Drainage Basin and received conceptual and construction approval from SFWMD in 2015.

2.2 Off-Site Lands

The Surface Water Management System is proposed to be designed to accommodate runoff from both S.R. 80 (2.82 acres) and future extension of Okeechobee Blvd. (28.65 acres) along the project's southern and northern frontage.

Section 3. Northern Facilities

Northern’s maintenance and operational responsibilities within the Unit will include exotic and aquatic weed control for the surface water management system, water control structures, trunk drainage piping, public roadways and the Linear Park along the western and northern boundaries of the Unit. Lands within Unit No. 53 that have been granted to Northern in fee simple are shown on **Exhibits 53(1)** through **53(6)**. Easements, also shown on the Exhibit, have been provided for other Northern facilities.

Public water and sewer utilities included in the Plan of Improvements are being constructed as neighborhoods are being constructed and are being turned over to Palm Beach County Water Utilities for ownership and maintenance once complete. Individual Parcels will connect to the Community Infrastructure Water and Sewer utilities to obtain service as they are developed.

The service/demand area for Unit No. 53 is approximately 1,276 acres.

The SFWMD Permit No. 50-10460-P specifies the minimum building pad elevation and minimum road crown elevation for the development. These elevations were set based on drainage calculations submitted for peak stages for the 100-year/3-day storm event and the 5-year/1-day storm event. Design stages and the permit minimum elevations within the Unit are presented in Table No. 53.

TABLE NO. 53: DESIGN INFORMATION	
Minimum Finished Floor	21.0' NAVD
Minimum Road Crown	19.0' NAVD
5-Yr/1-Day Peak Stage	13.51' NAVD
10-Yr/3-Day Peak Discharge and Stage	51.84 CFS\14.83' NAVD
100-Yr/3-Day Peak Stage	17.79' NAVD
Control Elevation	11.5' 'Wet Season

Section 4. Five – Year Improvement Plan

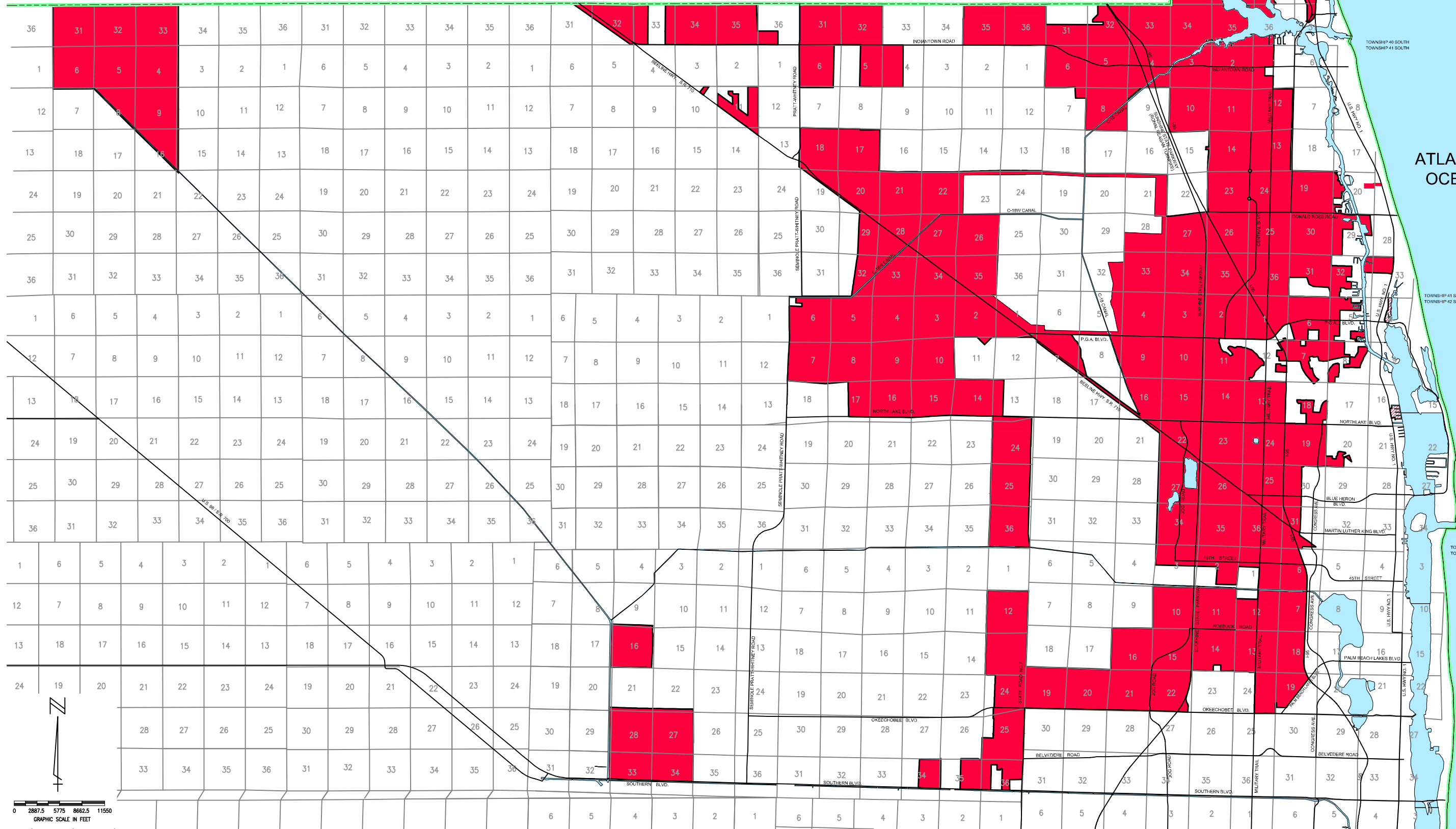
1. Completion of Plan of Improvement facilities in Parcels D, G, H, I and J.

Section 5. Ten – Year Replacement Plan

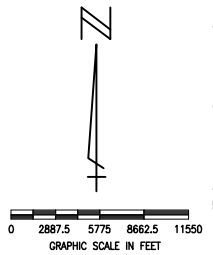
No Northern facilities are anticipated to be replaced within the next ten years.

MARTIN COUNTY

ATLANTIC OCEAN



Date: Thu, 05 Nov 2020 5:37 pm
User Name: jfitzgerald
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INFORMATION SHOWN HEREON DOES NOT CONSTITUTE, NOR DOES IT REPRESENT, A SURVEY OF THE SUBJECT PREMISES.

FIELD: -
DRAWN: SFRN STAFF
DESIGNED: -
APPROVED: C.A.R.
SCALE: AS SHOWN

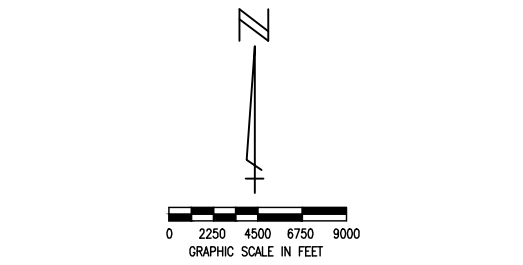
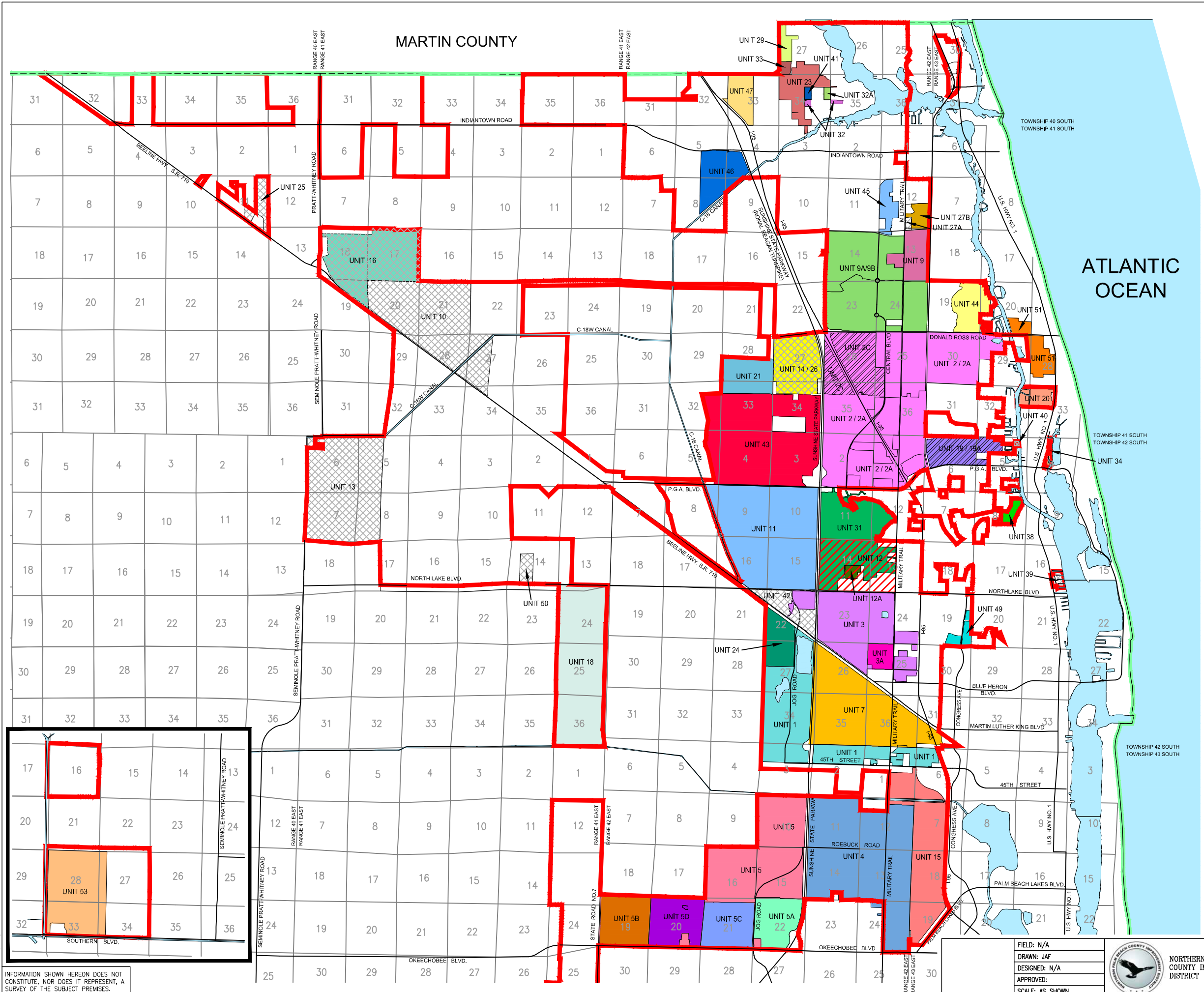


NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
JURISDICTIONAL BOUNDARY MAP
NOVEMBER 2020
PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 1
DATE: 11-18-20
EXHIBIT A

Date: Mon, 09 Nov 2020 - 2:47pm
 User Name: jfizerad
 Path Name: C:\Users\jfitzerad\Documents\Jomies Files\WORK DWG\WFO59000 NPBCID\WFO59000-MAP-EXHIBITS A & B-2020.dwg



ACTIVE UNITS OF DEVELOPMENT

- UNIT 1 GRAMERCY PARK (CYPRESS RUN)
- UNITS 2 & 2A FRENCHMAN'S CREEK & MACARTHUR OVERLAY
- UNIT 2C NW CORNER OF UNIT 2
- UNIT 3 HORSESHOE ACRES/SQUARE LAKE
- UNIT 3A WOODBINE
- UNIT 4 WEST OF VILLAGES OF PALM BEACH LAKES
- UNIT 5 ROLF PROPERTY
- UNIT 5A VISTA CENTER OF PALM BEACH
- UNIT 5B BAYWINDS
- UNIT 5C RIVERWALK
- UNIT 5D OAKTON LAKES/ANDROS ISLE
- UNIT 7 DYER BOULEVARD
- UNIT 9 NORTH DONALD ROSS ROAD (ADMIRAL'S COVE)
- UNIT 9A ABACOA I
- UNIT 9B ABACOA II
- UNIT 11 PGA NATIONAL
- UNIT 12 HIGHLAND PINES
- UNIT 12A HUNT CLUB
- UNIT 14 EASTPOINTE
- UNIT 15 VILLAGES OF PALM BEACH LAKES
- UNIT 16 PALM BEACH PARK OF COMMERCE
- UNIT 18 IBIS GOLF & COUNTRY CLUB
- UNIT 19 REGIONAL CENTER
- UNIT 19A REGIONAL CENTER IRRIGATION SUB-UNIT
- UNIT 20 JUNO ISLES
- UNIT 21 OLD MARSH
- UNIT 23 THE SHORES
- UNIT 24 IRONHORSE
- UNIT 27B BOTANICA
- UNIT 29 NORTH FORK
- UNIT 31 BALLENSLES COUNTRY CLUB
- UNIT 32 LOXAHATCHEE PINES/PALM COVE
- UNIT 32A PALM COVE
- UNIT 33 CYPRESS COVE
- UNIT 34 HIDDEN KEY
- UNIT 38 HARBOUR ISLES
- UNIT 41 MYSTIC COVE
- UNIT 43 MIRASOL
- UNIT 44 THE BEAR'S CLUB
- UNIT 45 PASEOS (fka THE PINES AT PENNOCK LANE)
- UNIT 46 JUPITER COUNTRY CLUB
- UNIT 47 JUPITER ISLES/LOXAHATCHEE RESERVE
- UNIT 49 NORTH PALM BEACH COUNTY BUSINESS PARK
- UNIT 51 FRENCHMAN'S HARBOR
- UNIT 53 HIGHLAND DUNES

INACTIVE UNITS

- UNIT 7A NORTH COUNTY PUD (NOT SHOWN)
- UNIT 10 CALOOSA
- UNIT 13 MECCA FARMS
- UNIT 16A P.B. PARK OF COMMERCE
- UNIT 22 WESTERN BUSINESS PARK (NOT SHOWN)
- UNIT 25 MOROSO INDUSTRIAL PARK
- UNIT 26 EASTPOINTE LAKE SEALING (SEE UNIT 14)
- UNIT 27 JUPITER HIGH TECH PARK (NOT SHOWN)
- UNIT 27A UNIT 27 SUB-UNIT
- UNIT 28 WATER RESOURCE PROGRAM UNIT (NOT SHOWN)
- UNIT 39 MARINERS KEY
- UNIT 40 PROSPERITY BAY VILLAGE
- UNIT 42 BLUE GREEN ENTERPRISES
- UNIT 50 BALSAMO

JURISDICTIONAL BOUNDARIES

INFORMATION SHOWN HEREON DOES NOT CONSTITUTE, NOR DOES IT REPRESENT, A SURVEY OF THE SUBJECT PREMISES.

FIELD: N/A
 DRAWN: JAF
 DESIGNED: N/A
 APPROVED:
 SCALE: AS SHOWN



NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
 UNITS OF DEVELOPMENT
 NOVEMBER 2020
 PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 1
 DATE: 11-18-20
 EXHIBIT B

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EDWARDS SCHOECH & VIATOR LLP**

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November 18, 2020

Board of Supervisors
Northern Palm Beach County Improvement District
359 Hiatt Drive
Palm Beach Gardens, FL 33418

Re: Caldwell Pacetti Edwards Schoech & Viator LLP – 2020 Annual Report

Dear Board Members:

On behalf of Caldwell Pacetti Edwards Schoech & Viator LLP and in accordance with Northern's customary practice, the following is a brief summary of the nature and extent of various legal matters we have assisted in as General Counsel for Northern, together with our opinion on Northern's compliance with its enabling legislation and Florida law during the past fiscal year.

Throughout Northern's last fiscal year, we have attended or assisted in:

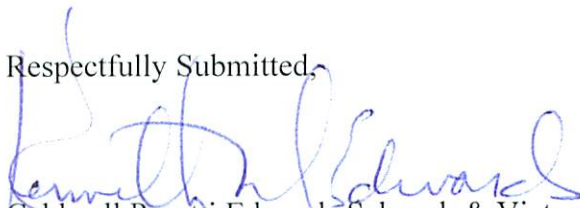
1. All of Northern's general staff and agenda review meetings.
2. All regular or specially set Board of Supervisors meetings.
3. Committee meetings on various issues and topics.
4. Meetings with residents, owners and developers of land within Northern's Units of Development, representatives of other governmental entities and Northern's staff and consultants in order to assist, address, resolve, coordinate, interpret or issue legal opinions on such matters and issues as have arisen regarding Northern's administrative operation and the implementation, construction and maintenance of Northern's public infrastructure improvements.
5. The preparation or review of legal opinions, resolutions, agreements, easements, deeds, releases, financial documents, legal advertisements and provision of such legal advice as was requested in order to assist Northern in the operation and timely provision of its services.
6. The provision of interpretations, opinions and recommendations for compliance with Northern's enabling legislation and other pertinent rules, regulations and laws of the State of Florida.

By way of example, below are a few of the more significant legal matters we were involved in during the past fiscal year:

- (a) Assisted in implementation of emergency resolutions, policies and procedures to address the continued operation of Northern's affairs during the ongoing Covid-19 epidemic.
- (b) Assisted in the development of an operation and maintenance manual for the Alton Recreational Park within Unit No. 2C.
- (c) Assisted in the negotiation, execution and implementation of a real property Exchange Agreement for Unit No. 5A.
- (d) Assisted in the negotiation and execution of the Sale and Purchase Agreement for the future BallenIsles Guardhouse within Unit No. 31.
- (e) Assisted in preparation of a Data Breach Policy for Northern.

Further and based upon the current laws of the State of Florida, judicial opinions thereon and our interpretations thereof, we wish to advise you that to the best of our knowledge and belief, Northern throughout its last fiscal year has operated in compliance with all substantive and material provisions of its enabling legislation and the laws of the State of Florida.

Respectfully Submitted,



Caldwell Pacetti Edwards Schoech & Viator LLP

INDEPENDENT AUDITORS' REPORT

To the Board of Supervisors and the Executive Director
Northern Palm Beach County Improvement District

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of the Northern Palm Beach Improvement District (District), as of and for the fiscal year ended September 30, 2018, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the District's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, each major fund, and the aggregate remaining fund information of the District, as of September 30, 2018, and the respective changes in financial position, thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison schedule on pages 4 through 15 and 46 through 47 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The combining nonmajor financial statements, and other supplementary financial data and schedules are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The combining nonmajor financial statements and other supplementary financial data and schedules are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining nonmajor financial statements and other supplementary financial data and schedules are fairly stated in all material respects in relation to the basic financial statements as a whole.

Other Information

The introductory section has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated February 13, 2019 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

Marcum LLP

West Palm Beach, Florida
February 13, 2019



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
November 18, 2020
8:00 a.m.

- 1) Roll Call
- 2) Establish a Quorum
- 3) Additions or Deletions to the Agenda
- 4) Approval of Minutes – October 28, 2020 Regular Meeting
- 5) Nomination & Election of Officers:
 - a) President
 - b) Vice President
 - c) Secretary
 - d) Assistant Secretary
 - e) Treasurer
 - f) Assistant Treasurer
- 6) Consider Appointments:
 - a) Committee Appointments
 - b) Intergovernmental Representatives & Miscellaneous Appointments
- 7) Comments from the Public for Items not on the Agenda
- 8) **Consent Agenda (Ask for Public Comment before approving Consent Agenda)**
 - a) General
 - i) Consider Purchase Order to MTS Software Solutions, Inc.
 - ii) Consider Change Order to Aquatic Vegetation Control, Inc. (CO No. 2)
 - b) Payment Requests
- 9) **Regular Agenda**
 - a) Unit No. 2C – Alton
Status Report
 - b) Unit No. 14 – Eastpointe
Consider First Amendment to Agreement
Ask for Public Comment

- c) Unit No. 16 – Palm Beach Park of Commerce
 - i) Consider Bills of Sale (2)
Ask for Public Comment
 - ii) Consider Water Management Easement
Ask for Public Comment
- d) Unit No. 53 - Arden
Status Report
- e) General
Discuss Approach Methodology Concept

10) Miscellaneous Reports:

- a) Engineer
- b) Attorney
- c) Executive Director - Public & Community Relations Report

11) Committee Reports

- a) Technology Committee
 - i) Consider Committee Recommendation
Ask for Public Comment

12) Receive and File

13) Comments from the Board

14) Adjourn

Please note the following upcoming meetings:

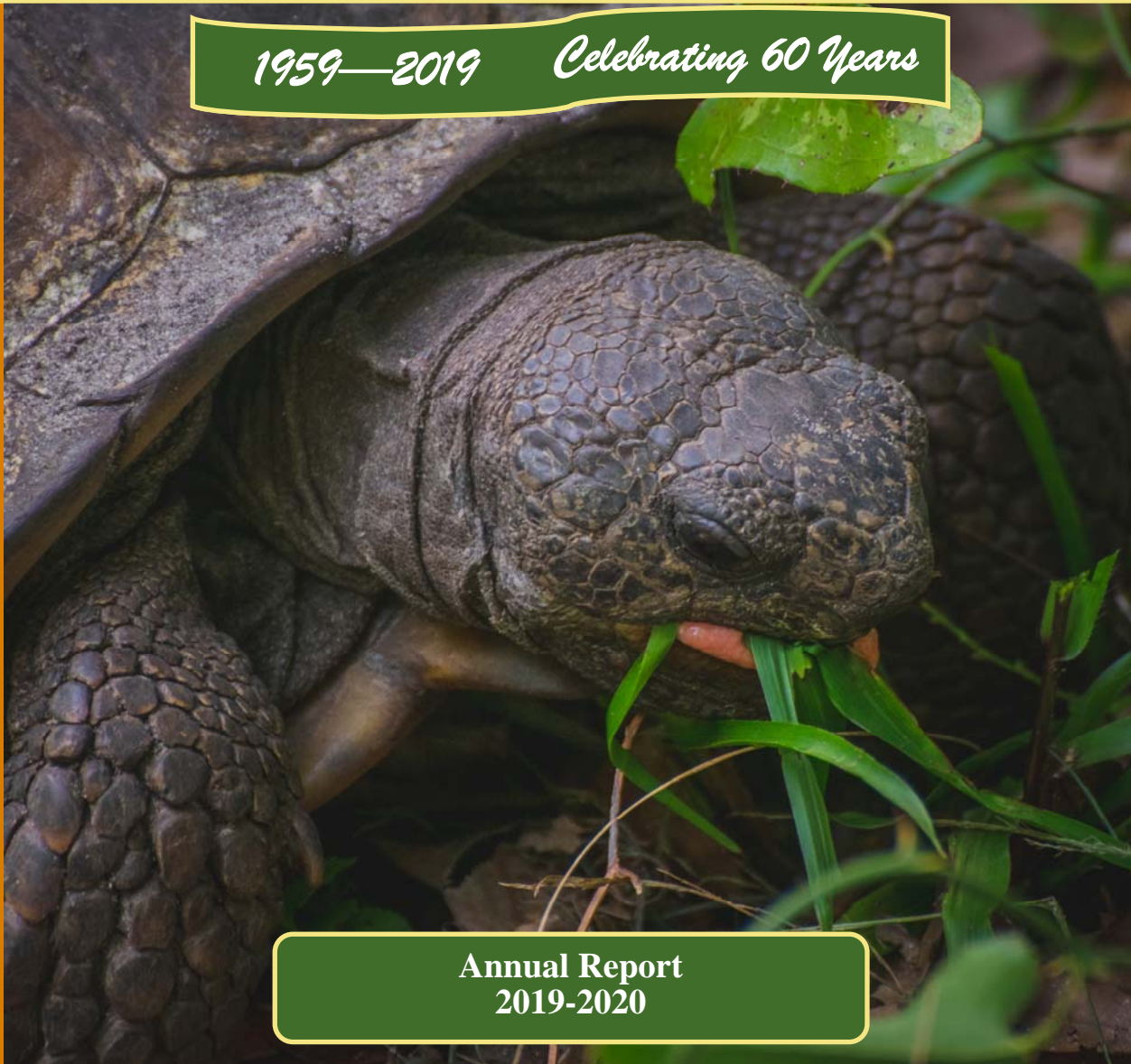
December 16, 2020 – 8:00 a.m.- Regular Meeting

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

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

1959—2019

Celebrating 60 Years



Annual Report
2019-2020



BOARD OF SUPERVISORS

Adrian M. Salee
Treasurer

Ellen T. Baker
Board Member

Matthew J. Boykin
President

L. Marc Cohn
Vice President

Gregory Block
Secretary

ADMINISTRATIVE OFFICIALS

Dan Beatty, PE
Deputy Director

O'Neal Bardin, Jr.
Executive Director

Katie Roundtree, CPA, CPFO
Finance Director

OPERATIONS AND MAINTENANCE

Northern is responsible for an extensive stormwater management system within a 128 square mile jurisdiction with four regional basins. This jurisdiction lies in northern Palm Beach County from Southern Boulevard (State Road 80) north to the Palm Beach/Martin County line and includes portions of ten local governments. Northern utilizes an advanced telemetry system to monitor and operate facilities at 70 sites throughout the area. This system allows Staff to operate 15 pump stations and 49 operable structures to monitor and control water levels remotely, utilizing this highly advanced technology. Northern's impact goes far beyond the provision of stormwater protection. A wide array of infrastructure is also owned and maintained including roadways, sidewalks, street lights, preserves, dry detention areas and created wetlands.

Although Northern is currently working on new infrastructure projects in Unit of Development No. 2C, Alton and Unit of Development No. 53, Arden, maintenance of older, existing infrastructure is still critical for the successful operation of all District facilities. This year's projects have included major road overlays and maintenance, roadway lighting conversions to LED light bulbs, new installations of sidewalks and sidewalk replacements, Remote Telemetry Unit (RTU) antenna replacements and frequency adjustments, installation of new aerators, pump repairs and replacements, fuel tank replacements, canal bank maintenance and culvert repairs. Maintenance, improvements and replacements are included in the annual budget preparation.

Approximately \$14.5 million was spent on operations and maintenance expenditures and renovations to existing facilities this year. Roughly \$2.0 million was spent on road resurfacing and sidewalk improvements in 16 Units of Development. Below are pictures from the milling and overlay projects in Unit Nos. 11, PGA National and 16, Palm Beach Park of Commerce:



Northern completed several sidewalk repair and replacement projects this year, some of which were due to roots from existing trees maturing over time which created up-lift within many sections of sidewalk.



In 1998, Northern initiated its SCADA Telemetry System with Data Flow Systems. With an original investment of \$50,000, four remote telemetry units were constructed in Ibis Golf and Country Club as authorized in the Plan of Improvements. These improvements also included a central base station at Northern's headquarters. Over the past 21 years, the telemetry system has been expanded to 70 remote sites spread throughout Northern's jurisdiction. Due to interference from land development projects and vegetative growth, communication between the telemetry units had experienced intermittent lapses. Staff and Data Flow Systems determined that the system should be converted from the existing UHF (Ultra High Frequency) to VHF (Very High Frequency). This change improved communications in the system and reduced unwanted interference. The project consisted of replacing antennas and reprogramming telemetry components at all the sites and cost about \$260,000.

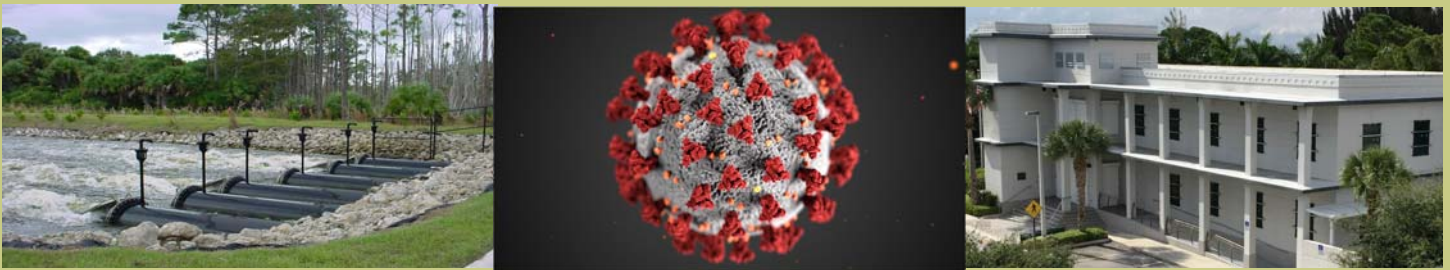


RESPONSE TO COVID 19 PANDEMIC & EMERGENCY PREPAREDNESS

In the spring of 2020, the State of Florida and Palm Beach County, experienced a significant increase in the amount of COVID 19 virus cases. In an effort to contain the virus, the State and County shut down non-essential businesses and limited large in person gatherings. Northern remained open, but closed the office to the public, allowing only Staff to enter. Safety precautions were enforced, requiring masks worn within the building and virtually all meetings held using computer software. Board Meetings from April through October were held via teleconferencing. These measures have been effective. As of the date of this report, Northern Staff have had no confirmed cases of COVID 19. We are working diligently to maintain safety measures and keep the virus from spreading among Staff.

Northern Staff is well prepared and ready to respond to storm events in multiple areas: debris removal, canal clearing, operations, redundant communications, backup generators, portable generators, above ground fuel storage, and transportation equipment. The Emergency Operations Center and Administration Building is designed to withstand a "Category 5" hurricane. Facilities and systems are checked regularly to ensure optimal results.

Northern works closely with many different governmental agencies in the event of a storm. Staff is in contact with these organizations before, during and after a storm event. Northern's systems, operations and maintenance programs, equipment and training significantly enhance our ability to respond to emergencies.



CONSTRUCTION AND CONTRACT ACTIVITY

Northern expended approximately \$10.2 million in capital construction projects during the past fiscal year. This activity took place primarily in two different developments, Unit 2C Alton and Unit 53 Arden. In the Unit of Development No. 2C Alton project, approximately \$3.7 million in projects were constructed during the fiscal year. This development project will continue over the next five years. In Unit of Development No. 53 Arden, approximately \$3.8 million in contract projects were constructed. This project will continue over the next five years. Additional capital projects included the milling and overlay of roads within Unit of Development Nos. 11, PGA National, 16, Palm Beach Park of Commerce and 31, BallenIsles. Emergency generator fuel tank replacements were also constructed for three pump stations within the District. Funds necessary to complete this construction activity came from Bond Funds, Landowner Funds, and Special Revenue (Budgeted) Funds.



Unit of Development No. 2C—Alton



Unit of Development No. 53—Arden

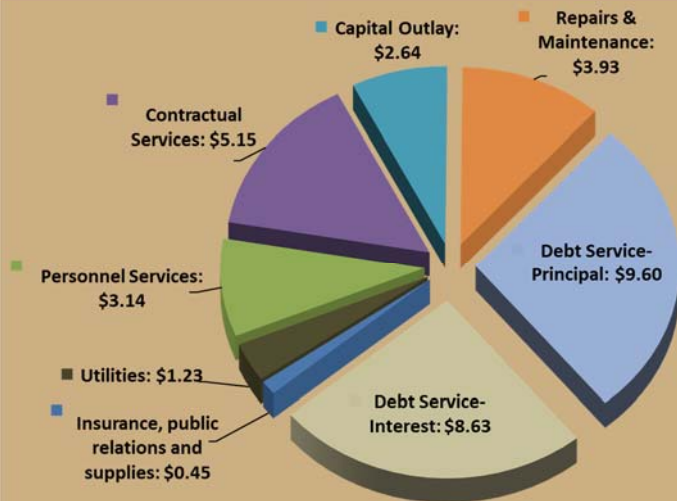
BUDGET AND FINANCIAL MANAGEMENT

Marcum, LLP audited Northern’s Annual Financial Report (financial statements) for the fiscal year ended September 30, 2019, and issued an unmodified opinion as well as no adverse Management Letter comments. Northern has never received less than an unmodified opinion on its financial statements. An unmodified opinion indicates that the financial statements, in all material respects, fairly present the financial position and respective changes in the financial position of Northern.

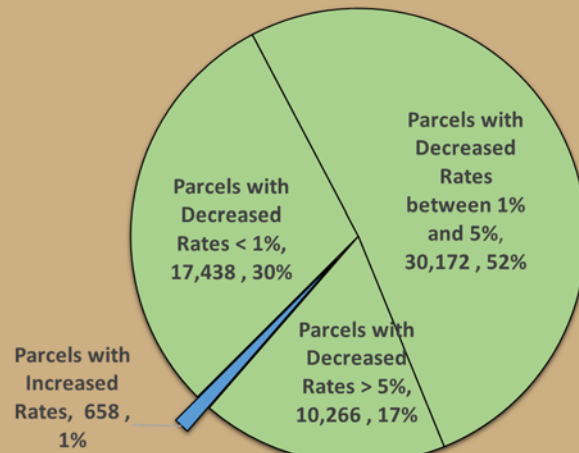
During fiscal year 2019/2020, Northern expended approximately \$53 million on various costs for the District- \$18 million in debt service costs, \$10 million in capital outlay and \$25 million in maintenance/operations costs.

Looking ahead, the total recommended Fiscal Year 2020/2021 Budget of approximately \$34.6 million is a 5.8% decrease from the Fiscal Year 2019/2020 Budget of approximately \$36.7 million (Northern does not budget for Capital Outlay paid from bond proceeds or Landowner funds). The decrease was mainly due to a specific effort to scale back some of the larger replacement maintenance projects for this year due to the uncertain economic climate with COVID 19 and related economic fallout. Routine maintenance will continue, but non-critical replacements will be deferred until a later date to maintain assessments at or below the current levels when possible. Northern’s Budget, Banking and Audit Committee convened in May 2020 to carefully consider all aspects of spending contemplated in the proposed 2020/2021 Budget and subsequently recommended approval to the Board of Supervisors. In an effort to fully communicate Northern’s spending plan to its constituents, Staff discussed proposed budgets with many of the unit representatives, which included Property Managers, Homeowner/Property Association representatives and landowners.

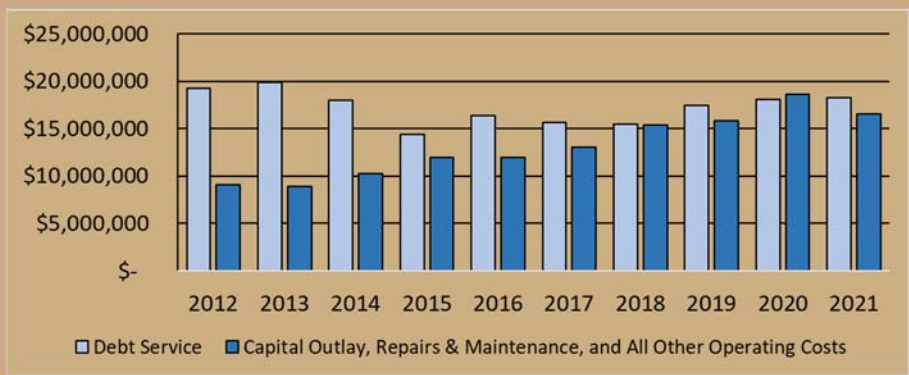
Total 2020/2021 Budget



Comparison of 2020 vs 2021 Assessment Rates



TOTAL BUDGET—10 YEAR HISTORY



USE OF TECHNOLOGY

Northern continues to advance its GIS (Geographic Information System) program populating new layers of data. Staff training continues and information can be accessed via laptops and mobile applications. A publicly available platform is planned for the near future and will be accessed via Northern's website. The Board approved the purchase of OnBase records management software last year and the conversion of electronic documents from the old Information System to OnBase is almost complete. This software is expandable to provide more capabilities to streamline research and processes in the future.

Drones continue to be a useful tool for observation and inspection of facilities and construction. Observation of current conditions provides data on Northern's facilities that is superior to ground level observation.

During the year, several modifications were made to the computer network to ensure that all software and hardware have the most up-to-date technology. Northern takes cybersecurity very seriously and continues implementing new practices and upgrading technology to defend against attacks. A Technology Committee was created in August 2019 and two meetings have been held this year to discuss the status of Northern's systems, as well as to recommend approval of a Data Breach Policy and Cybersecurity Incident Response Plan.



ENVIRONMENTAL STEWARDSHIP

Northern owns and maintains preserves, dry detention areas and vast bodies of water and wetlands which, through proper maintenance, provide unique natural ecosystems for the community. Northern is dedicated to maintaining and improving water quality associated with the surface water management systems. Each Unit of Development has its own unique maintenance needs for aquatic weed control. Preserve, dry detention, and wetlands maintenance is essential to control exotic plants that encroach into native plant communities. There are over 1,300 acres of water, 50 miles of canals, 2,000 acres of preserve, 100 acres of dry detention area and 280 acres of created wetlands that require regular maintenance. Many species of wildlife live in these natural areas.



BOARD OF SUPERVISORS AND ORGANIZATIONAL STRUCTURE

Northern's Board of Supervisors held 20 Regular Board and Committee Meetings this year, ten of them virtually. John Cohen resigned from the Board in July 2020 after moving out of Northern's jurisdiction, a requirement of his seat. The Board appointed Ellen Baker to fill the seat until November 2020. She had previously qualified to run for Mr. Cohen's seat in the November 2020 election. She and Matthew Boykin, who was unopposed for his seat in the election, will be sworn in for full four year terms at the November 2020 board meeting.

Job description analysis was done in conjunction with personnel reviews. Each department was evaluated for proper staffing and compensation. A new Field Tech II position was filled in October to assist with stormwater operations. Two interns assist and learn from Staff in accounting. Staff is working efficiently to perform the tasks necessary to run an effective organization.

PUBLIC RELATIONS

Northern's website, www.npbcid.org, continues to be the focus to provide up to date and useful information to the landowners and interested parties. Request for Qualifications/Request for Proposals are posted to provide information to potential contractors. Information on the status of emergency preparation, articles and financial data are updated regularly. Northern has been working hard to bring all documents on the website into ADA compliance and has reposted several documents on the website.

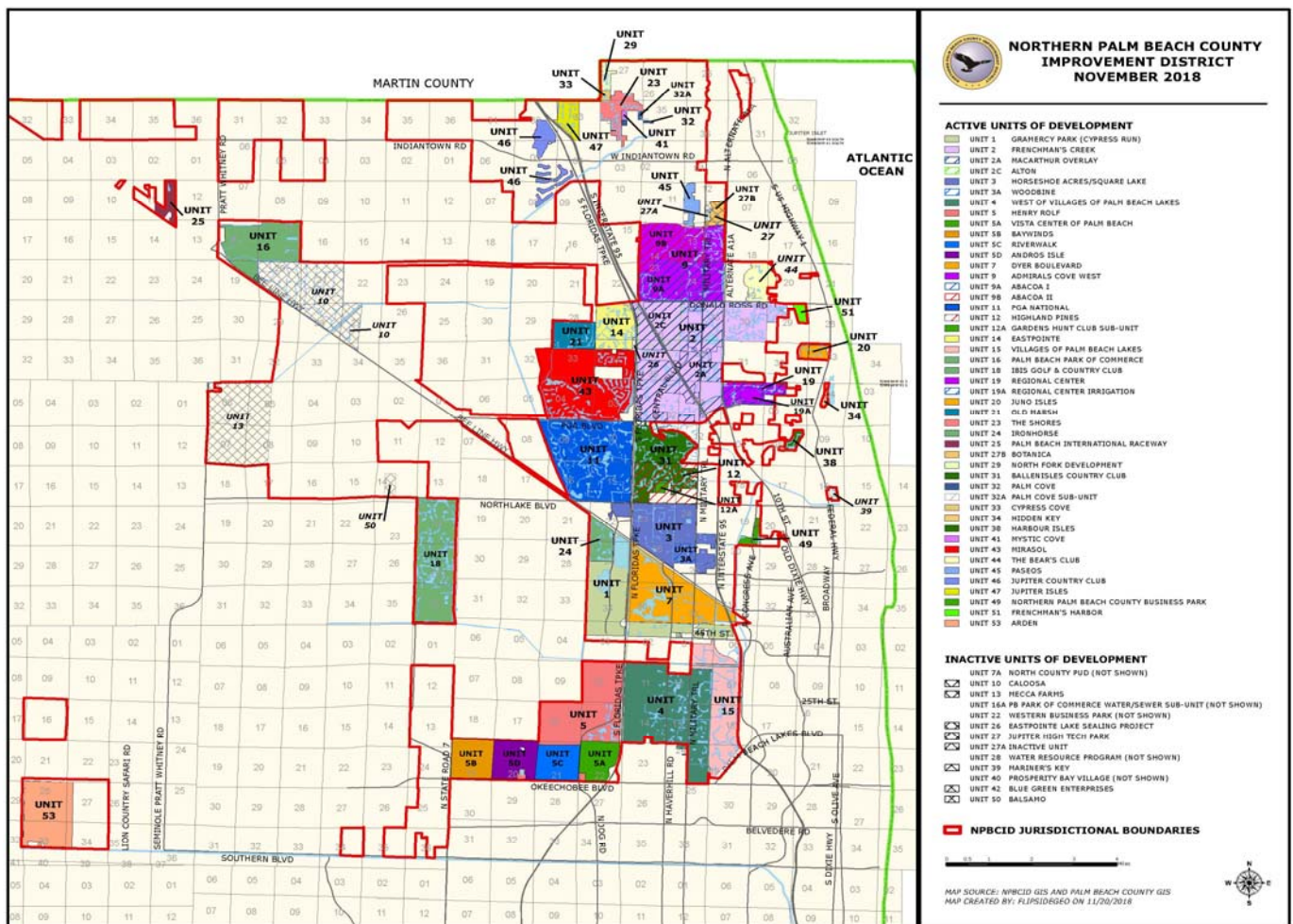
Northern provides monthly and quarterly articles in some of the newsletters published by various communities in the District. Press releases and pertinent information are provided to other communities through contacts at Homeowners' or Property Owners' Associations. Northern Staff attended several annual meetings in communities served by the District. Several Staff members serve on Boards of various organizations that impact Northern and give back to the community.

OUR VISION STATEMENT

Northern will be the most respected special district within the State of Florida by presenting a transparent working relationship to the community utilizing progressive science and technology. We are committed to an atmosphere in which employees can fully utilize their potential.

OUR MISSION STATEMENT

Northern's mission is to improve the quality of life through excellent public service in the areas of flood protection, land stewardship and infrastructure development.



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

561-624-7830

Fax 561-624-7839

E-mail: office@npbcd.org

www.npbcd.org

**MINUTES OF A BOARD OF SUPERVISORS MEETING
NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT 10/28/20**

Pursuant to the foregoing Notice, the Board of Supervisors of Northern Palm Beach County Improvement District met at approximately 8:00 a.m. on October 28, 2020 via Zoom teleconference.

1) ROLL CALL

There were present (via online teleconference) 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 (via online teleconference) were Deputy Director Dan Beatty; Finance Director Katie Roundtree; Executive Assistant Susan Scheff; Director of Operations Ken Roundtree; Programs Administrator Jared Kneiss; Permit and Contract Specialist Mila Acosta; and Kim Leser of Arcadis.

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

Mr. Bardin asked that the Board remove Item 7b) for Unit No. 14 – Eastpointe, noting that Staff had received last minute comments to the Agreement. He explained that the item will be brought back at a future meeting.

A **motion** was made by Mr. Salee, seconded by Mr. Cohn and unanimously passed approving the request.

4) APPROVAL OF MINUTES

A **motion** was made by Mr. Salee, seconded by Mr. Cohn and unanimously passed approving the Minutes of the September 23, 2020 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.

Ms. Roundtree advised that no members of the public had joined the online virtual meeting.

Ms. Scheff advised that she had not received any comments from the public via email prior to the meeting nor were any public comments received by any of the other advertised methods.

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. 18 – Ibis Golf & Country Club
Consider Purchase Order to Data Flow Systems
- b) General
Consider Vehicle Purchase Authorization
- c) Payment Requests

copies of which are contained in applicable Northern files.

8) REGULAR AGENDA

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

Mr. Beatty gave a status report of this project, initially displaying the unit map and site plan which delineated the two remaining residential parcels yet to be developed. He then showed more detailed plans

for the two parcels, followed by aerial photos of the completed Public Park project. He noted that the High Level Maintenance Agreement addresses the Park facilities for which the Association has now assumed all maintenance responsibilities. He noted that it is a nice public amenity for both the Alton community and the residents of the City of Palm Beach Gardens.

Ms. Baker commented that she has seen the Park and thinks it looks great.

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

**~~b) UNIT OF DEVELOPMENT NO. 14 – EASTPOINTE~~
~~Consider First Amendment to Agreement~~**

This item was removed from the agenda at the beginning of the meeting.

**c) UNIT OF DEVELOPMENT NO. 21 – OLD MARSH
Consider Purchase Order to Construction Technologies, Inc.**

Mr. Beatty stated that this project was initiated last year as part of Northern's Five Year Capital Improvement Plan. He explained that there are two stormwater pump stations in Old Marsh and each of those pump stations currently operate with one pump. He further explained that the Board had previously approved a Purchase Order to MWI for the manufacturing of pumps for this project.

Mr. Beatty stated that this Purchase Order is for the physical modifications to the pump stations as well as the associated work necessary for the installation of the additional new pumps. He reported that a request for quotations was sent to three of Northern's General Services contractors. Three bids were received and Construction Technologies, Inc. submitted the lowest bid in the amount of \$245,450.00. He explained that Construction Technologies, Inc. has satisfactorily completed similar projects in the past for Northern, noting that a Payment and Performance Bond is included in that price 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 Purchase Order No. 20-805 to Construction Technologies, Inc. in the amount of \$245,450.00.

**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. The site plan delineated the area involved in the ongoing site plan modification process and Northern's associated process to amend the Plan of Improvements (POI) and Report of Engineer (ROE) accordingly. He reported that Freehold Communities has received the necessary approvals from Palm Beach County for the site plan modification, thereby increasing the density and number of residential units. He explained that Northern can now proceed with finalizing the associated amendments to Arden's POI and ROE. He noted that there will likely be a Public Hearing in December to consider the POI amendment and also authorize preparation of the amendment to the ROE. Mr. Beatty then displayed the new site plan, noting that there will be an additional farm/recreational site located in the northern section of the Unit.

Mr. Boykin asked to see one of the previous slides and then asked if the developer is adding more homes. Mr. Beatty responding affirmatively, advising that they will be building more zero lot line patio homes and the newly configured section will have its own amenities center and farm. Mr. Boykin noted that Palm Beach County must have approved the increased traffic impacts to the development's entrance and Mr. Beatty concurred.

Mr. Beatty continued his report with aerial photos of the latest phase of the Linear Park which has been completed.

Mr. Boykin asked what material was used for the path. Mr. Beatty explained that it is a shell rock path, noting that Arden is responsible for maintenance of the path. A brief discussion followed with regard to the path.

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

e) GENERAL

Consider Purchase Order to Murray Logan Construction, Inc.

Mr. Beatty stated that this is a project identified through Northern's routine inspection process. He explained that the construction of Northern's Emergency Operations Center (EOC) included the installation of a 5,000 gallon underground water tank for back-up water supply, noting that the tank is 15 years old and showing signs of rust and deterioration. He stated that a project and its design were initiated and it was determined that, based on current usages, the replacement tank should be a 10,000 gallon tank which will provide additional water for the chiller system and meet potable water demands.

Mr. Beatty stated that a request for quotations was sent to three of Northern's General Services contractors. He reported that two bids were received, and Murray Logan Construction submitted the lowest bid in the amount of \$144,668.00. He stated that Staff recommends approval of a Purchase Order to Murray Logan Construction.

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 Purchase Order No. 20-792 to Murray Logan Construction in the amount of \$144,668.00.

8) MISCELLANEOUS REPORTS

a) ENGINEER

Mr. Lawson had nothing to report.

b) ATTORNEY

Mr. Edwards reported that he does not believe that the Governor will be extending the waiver of the physical quorum requirement, so at least three Board Members would need to be physically present for the November Board Meeting.

Mr. Edwards also reported on an issue involving Unit of Development No. 16, Palm Beach Park of Commerce. He explained that Northern had issued a permit to the Park of Commerce Association for

the installation of a 12-inch potable water utility line within one of its roadways. This pipeline was to be owned by the County who similarly authorized the installation by permit. He stated that the certified construction drawings show that the water line was installed at less than half of the required depth.

Mr. Edwards stated that in order to not significantly interfere with the current development of the Park, the Association and the County reached an Agreement granting the Association three years in which to remove and replace the pipeline to the required depth of 30 inches. He noted that once Northern became aware of the drafting of this Agreement, Northern requested it be made a third party beneficiary to the Agreement, thereby granting Northern enforcement powers, if necessary.

He explained that this was presented for information only, noting that Northern's requested changes were approved by the parties and the Agreement has been signed by the County and the Association.

c) EXECUTIVE DIRECTOR

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

Mr. Bardin also stated that although Board Meeting will be conducted in person, he will not be opening the office to the public at this time. He reported that Northern has been successful in avoiding introduction of the virus to the building and the Staff and he wishes to continue being careful until a vaccine is available or the infection rate lowers significantly.

9) COMMITTEE REPORTS

a) PERSONNEL COMMITTEE

i) Consider Committee Recommendation

Mr. Boykin reported that the Personnel Committee met and he briefly reviewed the changes to the Employee Manual with respect to the On-Call Policy payment schedule and the mileage limitation for

Northern vehicles that are driven home by on-call employees.

Mr. Bardin briefly reviewed Northern's succession planning process and organizational changes being made within the Operations Department. He noted that additional changes will be made as Northern's focus shifts from construction to operations and maintenance of existing facilities.

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 changes to Northern's Employee Manual, as presented.

10) RECEIVE AND FILE

The following items were presented to be received and filed:

- Northern Quarterly Financial Report;
- U16 - Palm Beach County Corrective Action Agreement;
- U16 - Annual Environmental Liaison Inspection Report; and
- Proof of Publication of Meeting Notices

copies of which are contained in Northern's records.

11) COMMENTS FROM THE BOARD

Mr. Cohn asked if he will be notified when there is no further need for the Extension Directive requirement. Mr. Edwards advised as to his belief that a physical quorum will be required at the November meeting.

Mr. Bardin stated that Mr. Edwards will advise the Board when the Extension Directives are no longer needed, and Ms. Scheff stated that she will continue to send reminder notices to the Board President and Vice-President.

Mr. Salee asked for some additional information with regard to the backup equipment at Unit 21, Old Marsh. Mr. Beatty advised that an engineering study was done and he explained the process with regard

to redundant backup at the stormwater pumping stations.

Ms. Baker asked if Committee assignments will take place during the November meeting. Ms. Roundtree advised that Committee lists and descriptions will be included in next month's Board packet for Board Member review prior to the meeting.

12) ADJOURN

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

President

Assistant Secretary

**NPBCID BOARD
APPOINTED OFFICERS
As of 08/26/20**

BOARD OFFICERS

President	Matthew J. Boykin
Vice President	L. Marc Cohn
Secretary	Gregory Block
Asst. Secretary	O'Neal Bardin, Jr.
Treasurer	Adrian M. Salee
Asst. Treasurer	Katie Roundtree

**NPBCID BOARD-APPOINTED
COMMITTEES
As of 07/28/20**

- 1. Legal Committee:** Discusses legal and litigation issues involving the District. Recommends approval of contracts for District Legal Counsels.
Members:
Adrian M. Salee
Vacant
- 2. Debt Finance Committee:** Recommends financing and refinancing options for District projects including bank loans and bond issues.
Members:
Vacant
L. Marc Cohn
Matthew J. Boykin (alternate)
- 3. Budget, Banking and Auditor Review Committee:** Reviews the District's Annual Budget and Annual Financial Report as well as administering Auditor contract and receiving audit report. Recommends investment decisions and ensures compliance with District Investment Policy.
Members:
Gregory Block
L. Marc Cohn
Matthew J. Boykin (alternate)
- 4. Personnel Committee:** Administers Executive Director contract including performing annual review of the Executive Director. Recommends changes to Employee Personnel Policies.
Members:
Matthew J. Boykin
Adrian M. Salee
- 5. Engineering Review Committee:** Recommends approval of construction contracts and engineering contracts. Recommends approval of contract for District Engineer. Recommends engineering and construction policies and ensures compliance with the District Engineering Standards Manual.
Members:
Adrian M. Salee
Vacant
- 6. Public Relations Committee:** Reviews public relations program and approves changes to the program.
Members:
Adrian M. Salee
Vacant

7. **Appointment Committee:** Interviews and recommends new Board members to fill vacant seats between elections.

Members:

L. Marc Cohn

Gregory Block

Vacant (alternate)

8. **Technology Committee:** Reviews current and future hardware and software technology as well as cybersecurity practices and policies. Recommends upgrades or improvements to technology or technology related contracts as needed.

Members:

Gregory Block

Matthew Boykin

Adrian Salee (alternate)

**NPBCID BOARD-APPOINTED
INTERGOVERNMENTAL REPRESENTATIVES
As of 07/28/20**

A. Loxahatchee Council of Governments

O'Neal Bardin, Jr.
Matthew J. Boykin- alternate

B. Loxahatchee River Management Coordinating Council

Jonathan T. Ricketts

C. Palm Beach North Chamber of Commerce

L. Marc Cohn
Adrian M. Salee

D. Forum Club of the Palm Beaches

O'Neal Bardin, Jr.
Vacant - alternate

**E. National Pollutant Discharge Elimination System (NPDES)
Steering Committee**

C. Danvers Beatty
Adrian M. Salee – alternate

F. Water Resources Task Force

Adrian M. Salee
Gregory Block - alternate

G. Western Communities Council

Ken Roundtree

H. Board Liaisons - Intergovernmental Agencies

Town of Jupiter – Gregory Block
City of West Palm Beach – **Vacant**
Palm Beach County – L. Marc Cohn
Village of North Palm Beach – Gregory Block
Town of Juno Beach – Adrian M. Salee
City of Riviera Beach – Matthew J. Boykin
City of Palm Beach Gardens – L. Marc Cohn



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: November 18, 2020

FROM: Katie Roundtree, CPA, Finance Director

THROUGH: O'Neal Bardin Jr., Executive Director

RE: Consider Purchase Order No. 21-57 to MTS Software Solutions
License and Configuration of Workflow for Permitting Process within OnBase

Background

In 2018, Northern purchased the OnBase software program from MTS Software Solutions in order to convert the existing Information System to a newer, more modern architecture. Over the past two years, customization of the software and conversion of the old data has been ongoing and is just about complete. Now that the data is in the new system, training has begun for users. While training with the system, a new approach to Northern's permitting process was discussed. Using the Workflow within OnBase system, we can automate the process and provide reminders to staff, consultants and permittees at predetermined dates and times. Currently, paperwork is routed by hand, moving between desks and as scanned documents moving back and forth between staff, engineers and permittees. As certain milestones are achieved, documents are required from permittees and notes are kept in files or electronically to remind staff of when to request these documents. Workflow within OnBase is a customizable solution to electronically route documents to increase efficiency and decrease document processing time. Reminders can be set into the system for staff, engineers and permittees. Therefore, when certain milestones have been achieved or there has been no activity for a predetermined amount, then documents can be sent or requests for status updates can be issued.

Fiscal Impact

The cost of this project, \$28,230, is included in the general fund budget for IT services in the current fiscal year. The cost consists of purchasing a license for Workflow plus a block of time for configuring/customizing the process. Any time left over from configuring this process can be used for future projects.

Recommendation

Northern Staff recommends Board approval of the referenced Purchase Order No. 21-57 to MTS Software Solutions in the amount of \$28,230.00.



**Northern Palm Beach County
Improvement District**

Purchase Order
No.

21-57

Purchase Order

Vendor :1124

MTS Software Solutions, Inc.

225 Executive Drive, Suite 4
Moorestown, NJ 08057
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 10/30/2020
Required Date 11/09/2020
Prepared By KATHLEEN E. ROUNDTREE

Workflow ID 07
Status Board 2 Documents
Description License and configuration of workflow for OnBase

Change Order 0
Project No
Invoice to Y
follow

Comments : Time is a block of time to be used for this project and if left over any additional configuration of the OnBase system - included in 20/21 IT services budget

Qty	Unit Type	Fund	GL Acct	Item Description	Unit Price	Total
1	EA	Adm0	53116	License and configuration of workflow for OnBase	28,230.00	28,230.00

Total : \$28,230.00

Approval Information

SUSAN P. SCHEFF	Board	11/02/2020 9:32 AM
ONEAL BARDIN JR.	Executive Director	11/02/2020 6:34 AM
KATHLEEN E. ROUN	Finance Director	10/30/2020 3:56 PM
LAURA L. HAM	Budget Manager	10/30/2020 2:47 PM
CLIFFORD D. BEAT	Deputy Director	10/30/2020 12:36 PM
KENNITH R. ROUN	Department Manager	10/30/2020 9:59 AM
KATHLEEN E. ROUN	Requester	10/30/2020 9:54 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: November 18, 2020

FROM: Katie Roundtree, CPA, Finance Director

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

RE: Unit of Development Nos. 5A, 16, 19, 21, 23, 24, 27B, 29, 45
Consider Change Order No. 2 to Aquatic Vegetation Control, Inc.
Aquatic Weed Control and Marsh Maintenance

Background

The Aquatic Weed Control & Marsh Maintenance contract for Units of Development Nos. 5A, 16, 19, 21, 23, 24, 27B, 29, 45 was awarded to Aquatic Vegetation Control, Inc. (AVC) at the April 22, 2020 Board Meeting. The contract is for a one year term commencing October 1, 2020. In September 2020, the Board approved Change Order No. 1 to this contract to remove the portion attributable to Unit No. 21, Old Marsh, since the Old Marsh Golf Club assumed the responsibility of aquatic weed control and marsh maintenance through the execution of a High Level Maintenance Agreement. When reconciling the contract to set up the payment schedules for the fiscal year, an error was noted in the amount removed from the contract. A portion of the supervisor inspection fees that was allocated to Unit No. 21 was removed in total rather than reallocated to the remaining Units in the contract.

Fiscal Impact

The amount of this Change Order, \$577.78, will be added back into the contract with AVC and reallocated to the remaining Units of Development in the contract. Each Unit will be charged an additional \$72.24 and reserves are available in each Unit.

Recommendation

Northern Staff recommends approval of Change Order No. 2 in the amount of \$577.78 to Aquatic Vegetation Control, Inc.

CHANGE ORDER

No. 2

PROJECT: Unit Nos. 5A, 16, 18, 19, 21, 23, 24, 27B, 29 and 45

DATE: 11/18/2020

OWNER: Northern Palm Beach County Improvement District
359 Hiatt Drive
Palm Beach Gardens, FL 33418

CONTRACT FOR: Aquatic Weed Control and Marsh Maintenance

You are directed to make the following changes in the Contract Documents.

Description: Add back Unit 21's (Old Marsh) proration of supervisor inspection fee among remaining units

Contractor: Aquatic Vegetation Control
1860 West 10th Street
Riviera Beach, FL 33404

Purpose: See description above

CHANGE IN CONTRACT PRICE:	CHANGE IN CONTRACT TIME:
Original Contract Price \$ 558,210.60	Original Contract Time 365 days days or date
Previous Change Order No. 1 to No. 1 (256,037.78)	Net change from previous Change Order 0 days
Contract Price prior to this Change Order \$ 302,172.82	Contract Time prior to this Change Order 365 days days or date
Net Increase (decrease) of this Change Order \$ 577.78	Net Increase (decrease) of this Change Order 0 days
Contract Price with all approved Change Orders \$ 302,750.60	Contract Time with all approved Change Orders 365 days

APPROVED:

APPROVED:

NPBCID
President, Board of Supervisors

Contractor

**RECOMMENDED DISBURSEMENTS FOR
NOVEMBER 18, 2020 BOARD MEETING**

	BOND/COI**	EIPC*	NOTE PROCEEDS	LANDOWNER FUNDS	TOTALS
Unit No. 2C - Alton	26,022.62			1,651.57	27,674.19
Unit No. 11 - PGA National		6,039.00			6,039.00
Unit No. 31 - BallenIsles		51,073.01			51,073.01
Unit No. 53 - Arden	17,903.60				17,903.60
General		28,230.00			28,230.00
	43,926.22	85,342.01	-	1,651.57	130,919.80

* Equity in Pooled Cash

**Cost of Issuance

UNIT OF DEVELOPMENT NO. 2C

DISBURSEMENT NO. 143

NOVEMBER 18, 2020

	LANDOWNER			TOTALS
	BOND	NOTE	FUNDS	
CONSTRUCTION:				
Arazoza Bros. (Parcel G Landscape Buffer)	8,000.00		-	
Flipsidegeo (GIS Data review & updates)	1,250.00		-	9,250.00
ENGINEERING:				
Caulfield & Wheeler, Inc. (PE - Alton City Park)	12,786.43		1,651.57	14,438.00
OTHER PROFESSIONALS:				
Caldwell & Pacetti (Plan of Improvement Review)	1,127.50		-	1,127.50
MISCELLANEOUS:				
Davidson Fixed Income Mgmt. NPBCID Reimbursements (NPBCID Personnel Time)	129.55 2,729.14			2,858.69
	26,022.62	-	1,651.57	27,674.19

**UNIT OF DEVELOPMENT NO. 11
DISBURSEMENT NO. 140
NOVEMBER 18, 2020**

	<u>EIPC</u>	<u>NOTE</u>	<u>TOTAL</u>
CONSTRUCTION:			
Flying Scot, Inc.	<u>6,039.00</u>		
(Remove & replace Sidewalks in PGA National)			
FINAL			6,039.00
	<u>6,039.00</u>	<u>-</u>	<u>6,039.00</u>

**UNIT OF DEVELOPMENT NO. 31
DISBURSEMENT NO. 195
NOVEMBER 18, 2020**

	EIPC <u>(Equity in Pooled Cash)</u>	TOTAL <u></u>
CONSTRUCTION:		
J. W. Cheatham, LLC (Pavement Rehab Phase II)	<u>51,073.01</u>	51,073.01
	<u><u>51,073.01</u></u>	<u><u>51,073.01</u></u>

**UNIT OF DEVELOPMENT NO. 53
DISBURSEMENT NO. 90
NOVEMBER 18, 2020**

	BOND	TOTAL
CONSTRUCTION:		
BrightView Landscape Development (Western Linear Park Phase 2)	11,517.56	11,517.56
ENGINEERING:		
Michael Schorah & Assoc. (PE Construction Phase)	2,047.00	2,047.00
OTHER PROFESSIONALS:		
Caldwell & Pacetti (Legal Services)	2,191.53	2,191.53
MISCELLANEOUS:		
NPBCID Reimbursement (NPBCID Personnel Time)	2,147.51	2,147.51
	17,903.60	-
	17,903.60	17,903.60

**GENERAL
DISBURSEMENT NO. 73
NOVEMBER 18, 2020**

EIPC

TOTAL

OTHER PROFESSIONAL SERVICES:

MTS Software Solutions

28,230.00

(Software Related Tech Services)

28,230.00

28,230.00

28,230.00

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: November 18, 2020

FROM: O'Neal Bardin Jr., Executive Director

RE: Unit of Development No. 14 - Eastpointe
Consider First Amendment to Agreement

Background

Northern entered into an Agreement with Eastpointe Country Club, Inc. (Seller) and EPBG, LLC. (Buyer) on June 27, 2019. In the NPBCID Agreement, the Buyer and the Seller agree to design, permit, construct and install an Underground Drainage System and an Expanded Lake System, respectively. In consideration of the transfer to Northern of the aforementioned improvements, Northern agrees to convey to the Buyer and Seller by Quit Claim Deed that certain real property identified as Exhibit "A". The Agreement sets forth deadlines for the completion and acceptance of the Underground Drainage System and the Expanded Lake System. The Agreement also sets forth the deadline for the recordation of a Plat of some or all the property. Each of those three enumerated above deadlines is extended to October 29, 2021. Finally, the Quit Claim Deed is being modified to extend the date after which the instrument may be revoked or rescinded by Northern.

Fiscal Impact

There are no material fiscal impacts associated with this First Amendment to NPBCID Agreement.

Recommendation

General Counsel and Northern Staff recommend approval of the First Amendment to NPBCID Agreement.

FIRST AMENDMENT TO NPBCID AGREEMENT

THIS FIRST AMENDMENT TO NPBCID AGREEMENT (the “**First Amendment**”) dated as of November __, 2020, is being entered into by and among **EASTPOINTE COUNTRY CLUB, INC.**, a Florida not for profit corporation (the “**Seller**” or “**Club**”), **EPBG, LLC**, a Florida limited liability company (the “**Buyer**”) and **NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT**, an independent special district of the State of Florida (hereinafter referred to as “**NPBCID**”).

WITNESSETH:

WHEREAS, Buyer and Seller entered into to that certain Agreement for Sale and Purchase of property dated April 30, 2019 (the “**Contract**”), pursuant to which Buyer agreed to acquire from Seller that certain land in Palm Beach County, Florida, more particularly described in the Contract (the “**Property**”); and

WHEREAS, in connection with the purchase and sale of the Property, Buyer, Seller and NPBCID entered that certain Agreement dated June 27, 2019 (the “**NPBCID Agreement**”), pursuant to which Buyer agreed to design, permit, construct and install the Underground Drainage System and Seller agreed to design, permit, construct and install the Expanded Lake System, all as more particularly described in the NPBCID Agreement, and

WHEREAS, Seller, Buyer and NPBCID have agreed to amend the NPBCID Agreement pursuant to the terms of this First Amendment.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the mutual covenants and agreements hereinafter set forth and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the Parties hereto agree as follows:

Section 1. RECITALS; DEFINED TERMS. The above recitals are true and correct to the best of the knowledge of the party making such representation and are incorporated herein by this reference. Capitalized terms used but not defined in this First Amendment shall have the respective meanings ascribed to them in the NPBCID Agreement.

Section 2. AMENDMENTS TO NPBCID AGREEMENT. The NPBCID Agreement is amended as follows:

(a) Section 2.01 is deleted in its entirety and replaced with the following:

2.01. But for Final Completion and acceptance of the Underground Drainage System and Expanded Lake System, by not later than October 29, 2021.

(b) The first sentence of Section 2.02 is deleted in its entirety and replaced with the following:

The Underground Drainage System and Expanded Lake System shall achieve Substantial Completion by not later than October 29, 2021.

(c) The second sentence of Section 6.01 is deleted in its entirety and replaced with the following:

The QCD shall not be released from escrow except in order to record it in the Public Records of Palm Beach County, Florida, immediately preceding the recording of a boundary plat

applicable to some or all of the Property that is recorded in Public Records of Palm Beach County; provided, however, if such a boundary plat of some or all of the Property is not recorded by not later than October 29, 2021, the QCD shall thereupon become null and void and be promptly returned to NPBCID for cancellation.

- (d) The form of QCD attached to the NPBCID Agreement as **Exhibit “D”** is deleted in its entirety and replaced with the form of QCD attached to this First Amendment as **Exhibit “D”**.

Section 3. ORIGINAL OF QCD. The parties authorize and direct Gunster, Yoakley & Stewart, P.A. (“**Escrow Agent**”) to destroy the original of the QCD currently held in escrow by Escrow Agent. Upon receipt of the signed original of the QCD in the form attached hereto as **Exhibit “D”**, Escrow Agent shall hold the signed original QCD in escrow in accordance with the terms of Section 6.01 of the NPBCID Agreement.

Section 4. CONSTRUCTION. The parties acknowledge that they have shared equally in the drafting and preparation of this First Amendment and, accordingly, no Court, Mediator or Administrative Hearing Officer construing this First Amendment shall construe it more strictly against one party than the other and every covenant, term and provision of this First Amendment shall be construed simply according to its fair meaning.

Section 5. HEADINGS. The headings contained in this First Amendment are for convenience of reference only and shall not limit or otherwise effect in any way the meaning or interpretation of this First Amendment.

Section 6. COUNTERPARTS. This First Amendment 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. Executed signature pages to this First Amendment may be delivered by facsimile or other electronic means and will be deemed as sufficient as if original signature pages had been delivered.

Section 7. NO OTHER AMENDMENTS. Except as expressly set forth herein, the NPBCID Agreement remains in full force and effect in accordance with its terms and nothing contained herein shall be deemed to be a waiver, amendment, modification or other change of any term, condition or provision of the NPBCID Agreement.

[SIGNATURES ON FOLLOWING PAGES]

IN WITNESS WHEREOF, Eastpointe Country Club, Inc., EPBG, LLC, and the Northern Palm Beach County Improvement District have cause these presents to be executed in their respective names by the proper officials the day and year hereinafter written.

SELLER:

EASTPOINTE COUNTRY CLUB, INC., a
Florida not for profit corporation

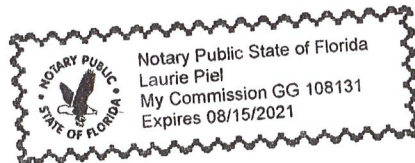
By: Paul Rogers
Paul Rogers, President

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 October, 2020, by Paul Rogers, the President of **EASTPOINTE COUNTRY CLUB, INC.**, a Florida not for profit corporation, on behalf of the corporation/limited liability company/partnership, who is personally known to me or who has produced _____ as identification.

Witness my hand and official seal this 8 day of October 2020.

Laurie Piel
Notary Public
Notary Seal: GG108131



BUYER:

EPBG, LLC, a Florida limited liability company

By: *[Signature]*

Name: MICHAEL J. SMOLAK

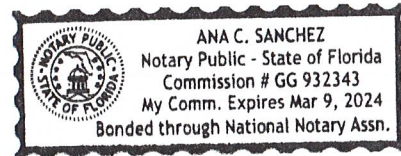
Title: AUTHORIZED SIGNATORY

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

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 25 day of SEPTEMBER, 2020, by MICHAEL J. SMOLAK, the AUTHORIZED SIGNATORY of **EPBG, LLC**, a Florida limited liability company, on behalf of the corporation/limited liability company/partnership, who is personally known to me or who has produced _____ as identification.

Witness my hand and official seal this 25 day of SEP 2020.

[Signature]
Notary Public
Notary Seal: _____



ATTEST:

NPBCID:

**NORTHERN PALM BEACH COUNTY
IMPROVEMENT DISTRICT**

By: _____
Assistant Secretary

By: _____
Print: _____
Title: President

[SEAL]

This ___ day of _____, 2020

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

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ___ day of _____, 2020, by _____, as President of the Board of Supervisors for the **NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT**, an independent special district of the State of Florida. He is personally known to me or has produced _____ as identification and who being duly sworn, deposes and says that the aforementioned is true and correct to his best knowledge.

Witness my hand and official seal this ___ day of _____ 2020.

Notary Public
Notary Seal: _____

EXHIBIT “D”

QUIT-CLAIM DEED

PREPARED BY AND RETURN TO:
Kenneth W. Edwards, Esq.
Caldwell Pacetti Edwards Schoech & Viator LLP
1555 Palm Beach Lakes Blvd, Suite 1200
West Palm Beach, FL 33401

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED is made this ____ day of November, 2020, by Northern Palm Beach County Improvement District, an independent special district of the State of Florida, whose street address is 359 Hiatt Drive, Palm Beach Gardens, Florida 33418 (hereinafter referred to as “Grantor”), to Eastpointe Country Club, Inc., a Florida not-for-profit corporation, whose street address is 13535 Eastpointe Blvd., Palm Beach Gardens, Florida 33418 (hereinafter referred to as the “Grantee”). (Wherever used herein, the terms “Grantor” and “Grantee” shall include the parties to this instrument and their respective heirs, legal representatives, successors and assigns.)

W I T N E S S E T H

That the Grantor for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, the receipt of which is hereby acknowledged, does hereby remise, release and quit-claim unto the Grantee forever all the right, title, interest, claim and demand which Grantor has in and to the following real property together with all petroleum, phosphate, minerals and metals located in, over, under and upon the Property, including the right to mine and develop same, (the “Property”), namely:

See Exhibit “A” which is attached hereto and made a part hereof.

SUBJECT TO THE FOLLOWING:

- 1) Taxes and assessments for 2020 and subsequent years,
- 2) All covenants, conditions, declarations, restrictions and reservations of record,
- 3) Zoning restrictions and prohibitions imposed by governmental entities, and
- 4) Easements, restrictions, reservations, covenants and conditions contained in instruments recorded in the Official Records of Palm Beach County, Florida.
- 5) Reservation by the Grantor of a perpetual easement in, over, under and upon the real property described in attached Exhibit “A” for use by the Grantor and its authorized employees, consultants, agents, contractors, sub-contractors, and suppliers for: (A) ingress and egress by and for: (i) pedestrians and (ii) vehicular and/or equipment usage, including supplies and materials, which may be temporarily stored or parked upon the Property, and (B) the implementation, installation, construction, repair, replacement, removal, enlargement, upgrade, operation and/or maintenance of surface water and stormwater works, facilities and improvements, including canals, berms and interconnecting culverts and (C) the removal and relocation of birds, plants and animals located in, over, under and upon the Property. Provided, however, this reservation shall be released as of the earlier to occur of: (a) the recording of a future plat signed by Grantor that contains a specific consent by the Grantor of the release of this

reservation of easement or (b) the recording in the Public Records of Palm Beach County, Florida, of the Grantor's written acceptance of an underground drainage culvert that provides drainage in a manner substantially similar to that existing open drainage canal system currently situated within the Property.

6) It is hereby understood and agreed that on or after January 28, 2022, the Grantor of the Property herein conveyed shall be entitled to record a Notification of Reverter (which must include a reference to this deed and its Official Record Book and Page recording information), if the Underground Drainage System or Expanded Lake System, (as they are defined in an Agreement dated the 27th day of June, 2019 between the Grantor, the Grantee and EPBG, LLC), have not been conveyed to and accepted by the Grantor in accordance with the provisions of Section 7 or Section 8 of the aforesaid Agreement. Upon recording of such Notification of Reverter, fee title ownership of the Property shall automatically revert to the Grantor without any encumbrances beyond those in effect as the date of the recording of this deed, without further notice, action or payment of consideration by the Grantor. If the above conveyance of the Underground Drainage System and Expanded Lake System to the Grantor should be accomplished in accordance with the aforesaid Agreement on or before January 27, 2022, such right of reverter shall automatically expire and the Grantee shall be entitled to request and promptly receive a written release of this right of reverter, in recordable form, from the Grantor.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining and all the estate, right, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity, to the proper use, benefit and behalf of the Grantee forever.

The Grantor's conveyance of the Property is being given without any statutory, express or implied warranties of any nature whatsoever and the acceptance of the Property by the Grantee shall be without recourse as to the Grantor.

*Remainder of page intentionally blank.
Signature page follows.*

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, and its seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered
in the presence of:

NORTHERN PALM BEACH COUNTY
IMPROVEMENT DISTRICT,
an independent special district
of the State of Florida

Signature

Print Name

Signature

Print Name

By: _____

Print: _____

Title: _____

ATTEST:

By: _____

O'Neal Bardin, Jr., Assistant Secretary

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

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared before me by means of physical presence or online notarization, _____, well known to me to be the _____, of Northern Palm Beach County Improvement District, and that he acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in him by said District and that the seal affixed thereto is the true seal of said entity.

WITNESS my hand and official seal in the County and State aforesaid this ____ day of _____, 2020

Exhibit "A"

Legal Description

(Attached)

PREPARED BY AND RETURN TO:
Kenneth W. Edwards, Esq.
Caldwell Pacetti Edwards Schoech & Viator LLP
1555 Palm Beach Lakes Blvd, Suite 1200
West Palm Beach, FL 33401

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED is made this ____ day of November, 2020, by Northern Palm Beach County Improvement District, an independent special district of the State of Florida, whose street address is 359 Hiatt Drive, Palm Beach Gardens, Florida 33418 (hereinafter referred to as “Grantor”), to Eastpointe Country Club, Inc., a Florida not-for-profit corporation, whose street address is 13535 Eastpointe Blvd., Palm Beach Gardens, Florida 33418 (hereinafter referred to as the “Grantee”). (Wherever used herein, the terms “Grantor” and “Grantee” shall include the parties to this instrument and their respective heirs, legal representatives, successors and assigns.)

WITNESSETH

That the Grantor for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, the receipt of which is hereby acknowledged, does hereby remise, release and quit-claim unto the Grantee forever all the right, title, interest, claim and demand which Grantor has in and to the following real property together with all petroleum, phosphate, minerals and metals located in, over, under and upon the Property, including the right to mine and develop same, (the “Property”), namely:

See Exhibit “A” which is attached hereto and made a part hereof.

SUBJECT TO THE FOLLOWING:

- 1) Taxes and assessments for 2020 and subsequent years,
- 2) All covenants, conditions, declarations, restrictions and reservations of record,
- 3) Zoning restrictions and prohibitions imposed by governmental entities, and
- 4) Easements, restrictions, reservations, covenants and conditions contained in instruments recorded in the Official Records of Palm Beach County, Florida.
- 5) Reservation by the Grantor of a perpetual easement in, over, under and upon the real property described in attached Exhibit “A” for use by the Grantor and its authorized employees, consultants, agents, contractors, sub-contractors, and suppliers for: (A) ingress and egress by and for: (i) pedestrians and (ii) vehicular and/or equipment usage, including supplies and materials, which may be temporarily stored or parked upon the Property, and (B) the implementation, installation, construction, repair, replacement, removal, enlargement, upgrade, operation and/or maintenance of surface water and stormwater works, facilities and improvements, including canals, berms and interconnecting culverts and (C) the removal and relocation of birds, plants and animals located in, over, under and upon the Property. Provided, however, this reservation shall be released as of the earlier to occur of: (a) the recording of a future plat signed by Grantor that contains a specific consent by the Grantor of the release of this reservation of easement or (b) the recording in the Public Records of Palm Beach County, Florida, of the Grantor’s written acceptance of an underground drainage culvert that provides drainage in a manner substantially similar to that existing open drainage canal system currently situated within the Property.

6) It is hereby understood and agreed that on or after January 28, 2022, the Grantor of the Property herein conveyed shall be entitled to record a Notification of Reverter (which must include a reference to this deed and its Official Record Book and Page recording information), if the Underground Drainage System or Expanded Lake System, (as they are defined in an Agreement dated the 27th day of June, 2019 between the Grantor, the Grantee and EPBG, LLC), have not been conveyed to and accepted by the Grantor in accordance with the provisions of Section 7 or Section 8 of the aforesaid Agreement. Upon recording of such Notification of Reverter, fee title ownership of the Property shall automatically revert to the Grantor without any encumbrances beyond those in effect as the date of the recording of this deed, without further notice, action or payment of consideration by the Grantor. If the above conveyance of the Underground Drainage System and Expanded Lake System to the Grantor should be accomplished in accordance with the aforesaid Agreement on or before January 27, 2022, such right of reverter shall automatically expire and the Grantee shall be entitled to request and promptly receive a written release of this right of reverter, in recordable form, from the Grantor.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining and all the estate, right, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity, to the proper use, benefit and behalf of the Grantee forever.

The Grantor's conveyance of the Property is being given without any statutory, express or implied warranties of any nature whatsoever and the acceptance of the Property by the Grantee shall be without recourse as to the Grantor.

*Remainder of page intentionally blank.
Signature page follows.*

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, and its seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered
in the presence of:

NORTHERN PALM BEACH COUNTY
IMPROVEMENT DISTRICT,
an independent special district
of the State of Florida

Signature

Print Name

Signature

Print Name

By: _____

Print: _____

Title: _____

ATTEST:

By: _____

Assistant Secretary

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

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared before me by means of physical presence or online notarization, _____, well known to me to be the _____, of Northern Palm Beach County Improvement District, and that he acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in him by said District and that the seal affixed thereto is the true seal of said entity.

WITNESS my hand and official seal in the County and State aforesaid this ____ day of _____, 2020

[NOTARY SEAL]

Notary Public signature

Commission Number: _____

My Commission Expires: _____

Exhibit "A"

Legal Description

(Attached)

LEGAL DESCRIPTION

A PARCEL OF LAND BEING ALL OF THE WATER MANAGEMENT TRACT, OF PLAT NO. 14 EASTPOINTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 56, PAGE 29, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; TOGETHER WITH A PORTION OF THE WATER MANAGEMENT TRACT, OF PLAT NO. 12 EASTPOINTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGE 168, SAID PUBLIC RECORDS; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID PLAT NO. 14 EASTPOINTE SUBDIVISION; THENCE, SOUTH 01°15'32" WEST, ALONG THE WEST LINE OF SAID PLAT AND THE WEST LINE OF SAID PLAT NO. 12 EASTPOINTE SUBDIVISION, A DISTANCE OF 1821.74 FEET; THENCE, SOUTH 88°44'28" EAST, DEPARTING SAID WEST LINE, A DISTANCE OF 70.00 FEET TO THE BOUNDARY OF SAID WATER MANAGEMENT TRACT OF PLAT NO. 12 EASTPOINTE SUBDIVISION; THENCE, NORTH 01°15'32" EAST, ALONG SAID TRACT BOUNDARY FOR THIS AND THE NEXT FOUR COURSES, A DISTANCE OF 241.68 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EAST, HAVING A RADIUS OF 40.00 FEET; THENCE, NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°31'33", A DISTANCE OF 17.82 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WEST, HAVING A RADIUS OF 90.00 FEET; THENCE, NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°03'06", A DISTANCE OF 80.19 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EAST, HAVING A RADIUS OF 40.00 FEET; THENCE, NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°31'33", A DISTANCE OF 17.82 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 01°15'32" EAST, CONTINUING ALONG SAID TRACT BOUNDARY AND THE BOUNDARY OF SAID WATER MANAGEMENT TRACT OF PLAT NO. 14 EASTPOINTE SUBDIVISION, A DISTANCE OF 1415.92 FEET; THENCE, NORTH 84°29'01" EAST, CONTINUING ALONG SAID BOUNDARY OF WATER MANAGEMENT TRACT OF PLAT NO. 14 EASTPOINTE SUBDIVISION, FOR THIS AND THE REMAINING TWO COURSES, A DISTANCE OF 537.97 FEET; THENCE, NORTH 42°56'33" WEST, A DISTANCE OF 75.55 FEET; THENCE, SOUTH 84°29'01" WEST, A DISTANCE OF 555.42 FEET TO THE POINT OF BEGINNING.

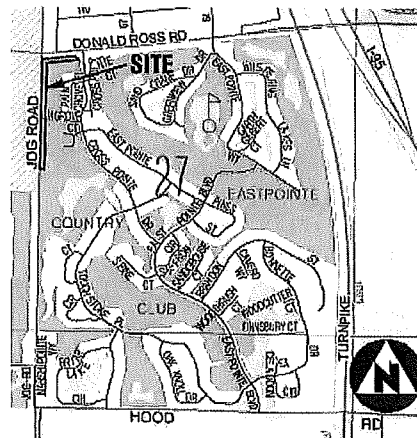
CONTAINING: 159,306 SQUARE FEET OR 3.66 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.

CERTIFICATE:

I HEREBY CERTIFY THAT THIS DESCRIPTION AND ATTACHED SKETCH, AS PREPARED UNDER MY DIRECTION, ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND MEET THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, AS ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTE 472.027

BY: Stephen L. Shirley DATE: 6/19/2019
STEPHEN L. SHIRLEY, P.S.M. 3918



LOCATION MAP
NOT TO SCALE

NOTE: THIS IS NOT A SURVEY

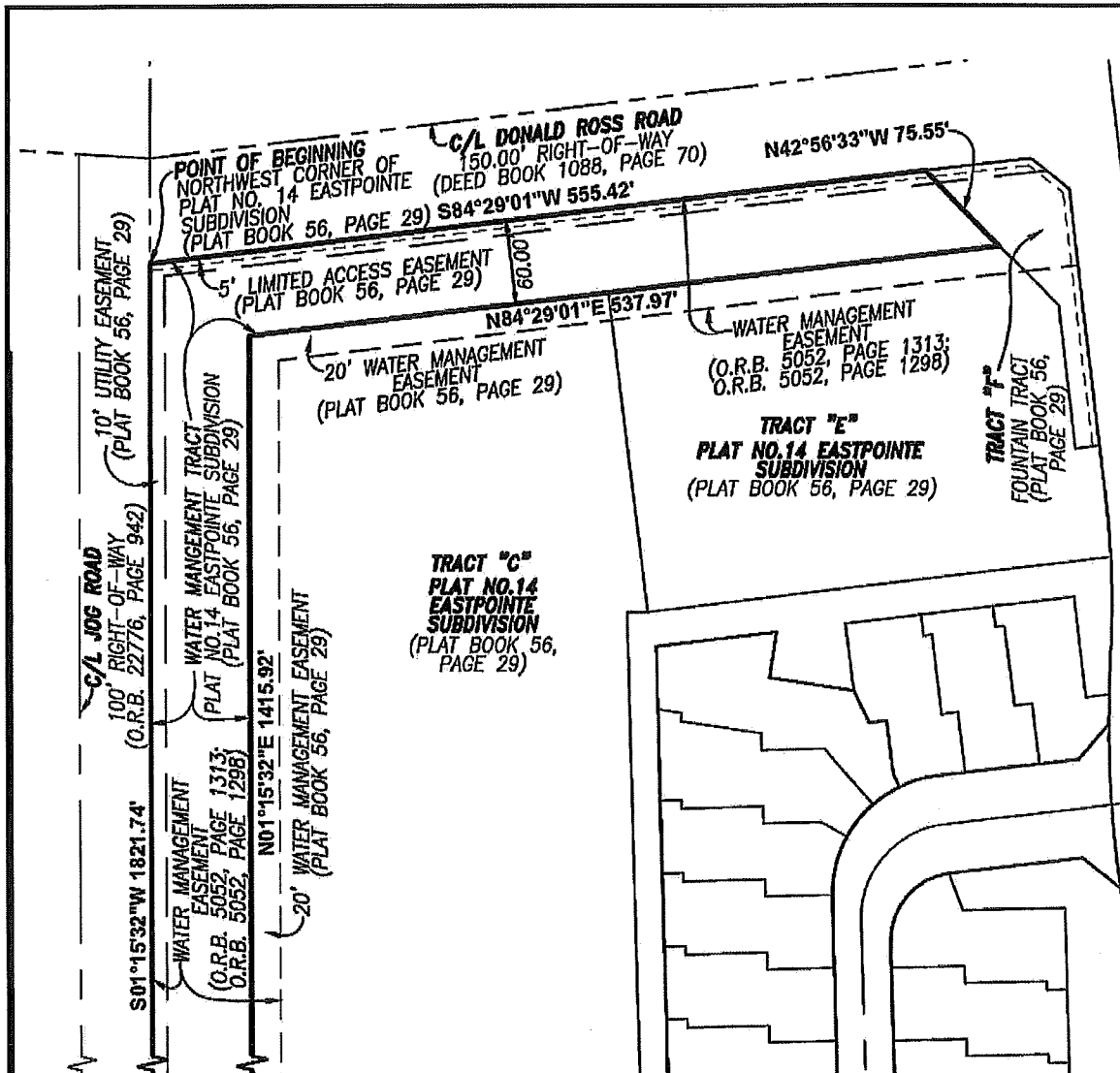
LEGAL DESCRIPTION OF:

**WATER MANAGEMENT TRACTS
EASTPOINTE COUNTRY CLUB**



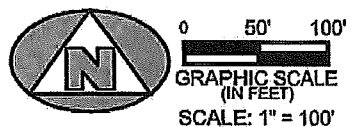
ASSOCIATED LAND SURVEYORS, INC.
4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FL 33404-4859
PHONE (561) 848-2102 L.B. NO. 7344 FAX (561) 844-9659 EMAIL: ALS@ALSSURVEY.NET

FILE: P1801-WMT DATE: 6/19/2019 BY: BLS CKD: SLS W.O.#: P1801 SHEET 1 OF 3



MATCH LINE - SEE SHEET 3 OF 3

ABBREVIATIONS:
 A = ARC LENGTH
 CA = CENTRAL ANGLE
 C/L = CENTERLINE
 O.R.B. = OFFICIAL RECORDS BOOK
 P.B. = PLAT BOOK
 R = RADIUS
 R/W = RIGHT-OF-WAY



NOTE: THIS IS NOT A SURVEY

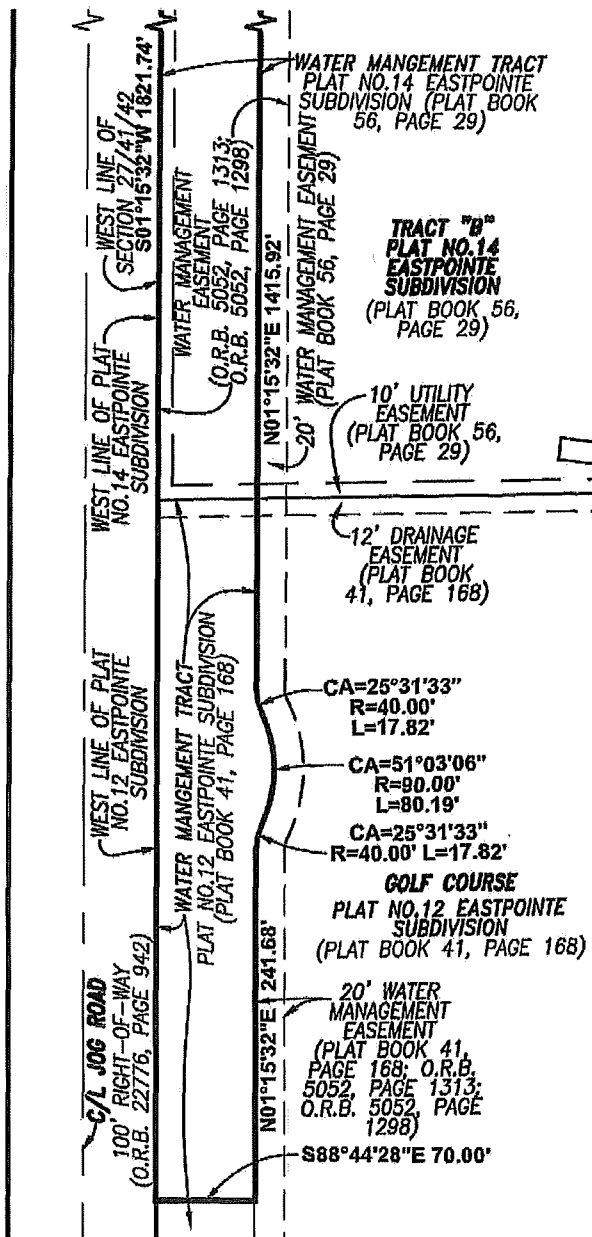
SKETCH OF: **WATER MANAGEMENT TRACTS
 EASTPOINTE COUNTRY CLUB**



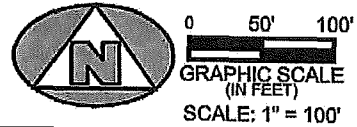
ASSOCIATED LAND SURVEYORS, INC.
 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FL 33404-4859
 PHONE (561) 848-2102 L.B. NO. 7344 FAX (561) 844-9659 EMAIL: ALS@ALSSURVEY.NET

FILE: P1801-WMT	DATE: 6/19/2019	BY: BLS	CKD: SLS	W.O.#: P1801	SHEET 2 OF 3
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MATCH LINE - SEE SHEET 2 OF 3



ABBREVIATIONS:
 A = ARC LENGTH
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 O.R.B. = OFFICIAL RECORDS BOOK
 P.B. = PLAT BOOK
 R = RADIUS
 R/W = RIGHT-OF-WAY



NOTE: THIS IS NOT A SURVEY

SKETCH OF:

**WATER MANAGEMENT TRACTS
 EASTPOINTE COUNTRY CLUB**



ASSOCIATED LAND SURVEYORS, INC.
 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FL 33404-4859
 PHONE (561) 848-2102 L.B. NO. 7344 FAX (561) 844-9659 EMAIL: ALS@ALSSURVEY.NET

FILE: P1801-WMT	DATE: 6/19/2019	BY: BLS	CKD: SLS	W.O.#: P1801	SHEET 3 OF 3
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LEGAL DESCRIPTION

A PARCEL OF LAND BEING ALL OF THAT CERTAIN 20.00 FOOT WIDE WATER MANAGEMENT EASEMENT SHOWN ON PLAT NO. 14 EASTPOINTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 56, PAGE 29, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; TOGETHER WITH A PORTION OF THAT CERTAIN 20.00 FOOT WIDE WATER MANAGEMENT EASEMENT SHOWN ON PLAT NO. 12 EASTPOINTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGE 168, SAID PUBLIC RECORDS; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID PLAT NO. 14 EASTPOINTE SUBDIVISION; THENCE, SOUTH 01°15'32" WEST, ALONG THE WEST LINE OF SAID PLAT AND THE WEST LINE OF SAID PLAT NO. 12 EASTPOINTE SUBDIVISION, A DISTANCE OF 1821.74 FEET; THENCE, SOUTH 88°44'28" EAST, DEPARTING SAID WEST LINE, A DISTANCE OF 70.00 FEET TO THE BOUNDARY OF SAID 20.00 FOOT WIDE WATER MANAGEMENT EASEMENT AS SHOWN ON PLAT NO. 12 EASTPOINTE SUBDIVISION AND THE POINT OF BEGINNING;

THENCE, NORTH 01°15'32" EAST, ALONG SAID EASEMENT BOUNDARY FOR THIS AND THE NEXT FOUR COURSES, A DISTANCE OF 241.68 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EAST, HAVING A RADIUS OF 40.00 FEET; THENCE, NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°31'33", A DISTANCE OF 17.82 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WEST, HAVING A RADIUS OF 90.00 FEET; THENCE, NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°03'06", A DISTANCE OF 80.19 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EAST, HAVING A RADIUS OF 40.00 FEET; THENCE, NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°31'33", A DISTANCE OF 17.82 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 01°15'32" EAST, CONTINUING ALONG SAID EASEMENT BOUNDARY AND ALONG THE BOUNDARY OF SAID WATER MANAGEMENT EASEMENT OF PLAT NO. 14 EASTPOINTE SUBDIVISION, A DISTANCE OF 1415.92 FEET; THENCE, NORTH 84°29'01" EAST, CONTINUING ALONG THE BOUNDARY OF SAID WATER MANAGEMENT EASEMENT OF PLAT NO. 14 EASTPOINTE SUBDIVISION FOR THIS AND THE NEXT THREE COURSES, A DISTANCE OF 537.97 FEET; THENCE, SOUTH 42°56'33" EAST, A DISTANCE OF 25.18 FEET; THENCE, SOUTH 84°29'01" WEST, A DISTANCE OF 535.51 FEET; THENCE, SOUTH 01°15'32" WEST, CONTINUING ALONG SAID EASEMENT BOUNDARY, AND ALONG THE BOUNDARY OF SAID 20.00 FOOT WIDE WATER MANAGEMENT EASEMENT AS SHOWN ON PLAT NO. 12 EASTPOINTE SUBDIVISION, A DISTANCE OF 1398.15 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EAST, HAVING A RADIUS OF 20.00 FEET; THENCE, SOUTHERLY, ALONG SAID CURVE AND CONTINUING ALONG SAID EASEMENT BOUNDARY FOR THIS AND THE NEXT THREE COURSES, THROUGH A CENTRAL ANGLE OF 25°31'33", A DISTANCE OF 8.91 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WEST, HAVING A RADIUS OF 110.00 FEET; THENCE, SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°03'06", A DISTANCE OF 98.01 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EAST, HAVING A RADIUS OF 20.00 FEET; THENCE, SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°31'33", A DISTANCE OF 8.91 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 01°15'32" WEST, A DISTANCE OF 241.68 FEET; THENCE, NORTH 88°44'28" WEST, DEPARTING SAID EASEMENT BOUNDARY, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 46,026 SQUARE FEET OR 1.06 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.

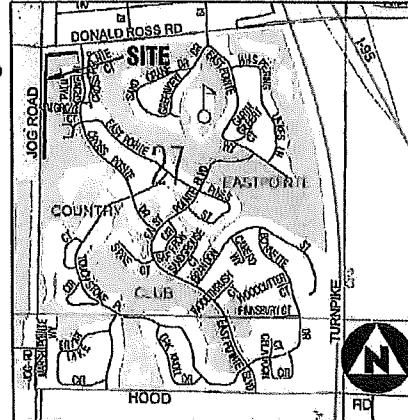
CERTIFICATE:

I HEREBY CERTIFY THAT THIS DESCRIPTION AND ATTACHED SKETCH, AS PREPARED UNDER MY DIRECTION, ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND MEET THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, AS ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTE 472.027

BY:

Stephen L. Shirley
STEPHEN L. SHIRLEY, P.S.M. 3918

DATE: 6/4/2019



LOCATION MAP
NOT TO SCALE

NOTE: THIS IS NOT A SURVEY

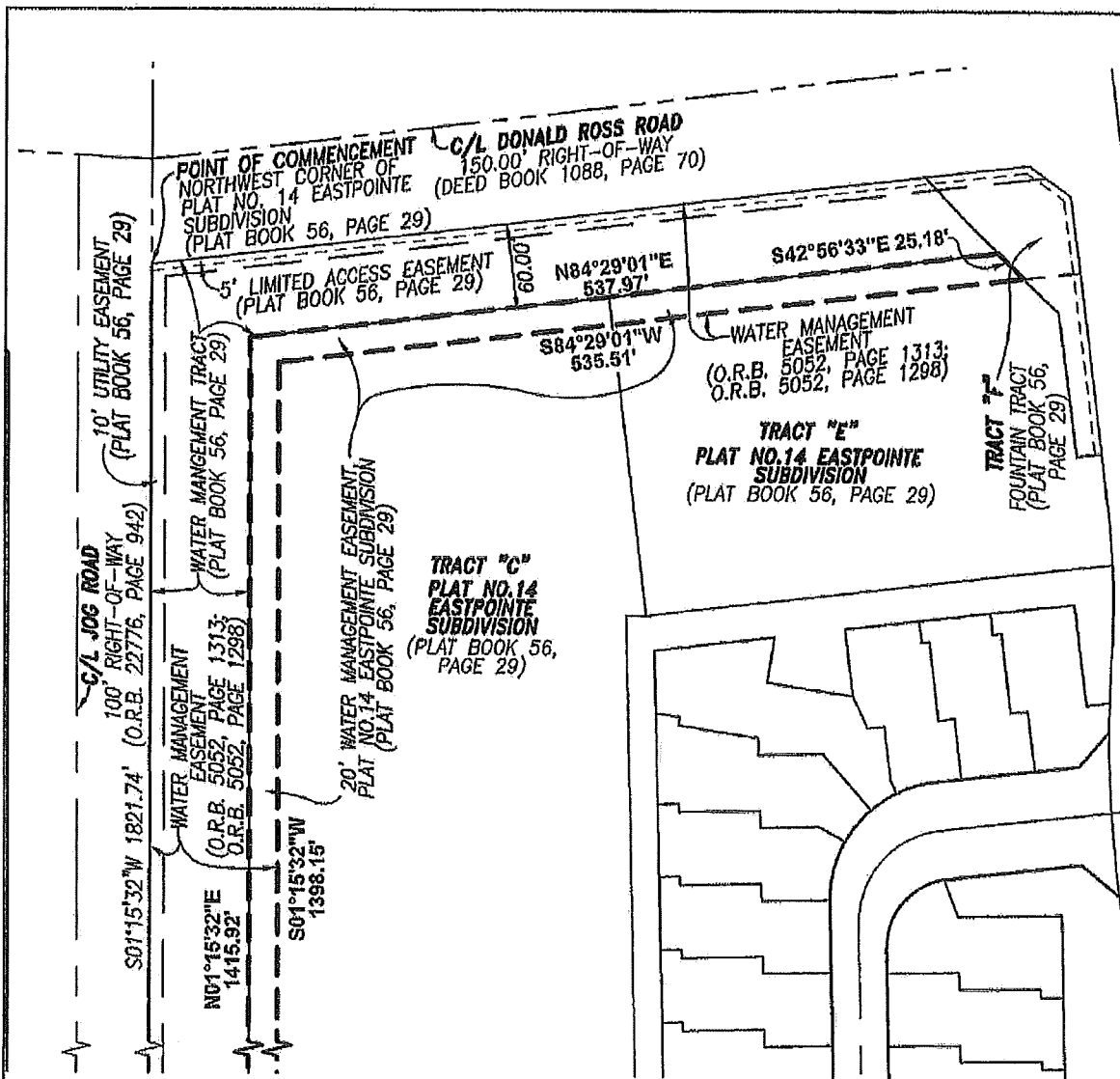
LEGAL DESCRIPTION OF:

**WATER MANAGEMENT EASEMENTS
EASTPOINTE COUNTRY CLUB**

ASSOCIATED LAND SURVEYORS, INC.

4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FL 33404-4859
PHONE (561) 848-2102 L.B. NO. 7344 FAX (561) 844-9659 EMAIL: ALS@ALSSURVEY.NET

FILE: P1801-WME | DATE: 6/4/2019 | BY: BLS | CKD: SLS | W.O.#: P1801 | SHEET 1 OF 3



MATCH LINE - SEE SHEET 3 OF 3

ABBREVIATIONS:

- A = ARC LENGTH
- CA = CENTRAL ANGLE
- C/L = CENTERLINE
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- R = RADIUS
- R/W = RIGHT-OF-WAY



0 50' 100'
 GRAPHIC SCALE
 (IN FEET)
 SCALE: 1" = 100'

NOTE: THIS IS NOT A SURVEY

SKETCH OF:

**WATER MANAGEMENT EASEMENTS
 EASTPOINTE COUNTRY CLUB**

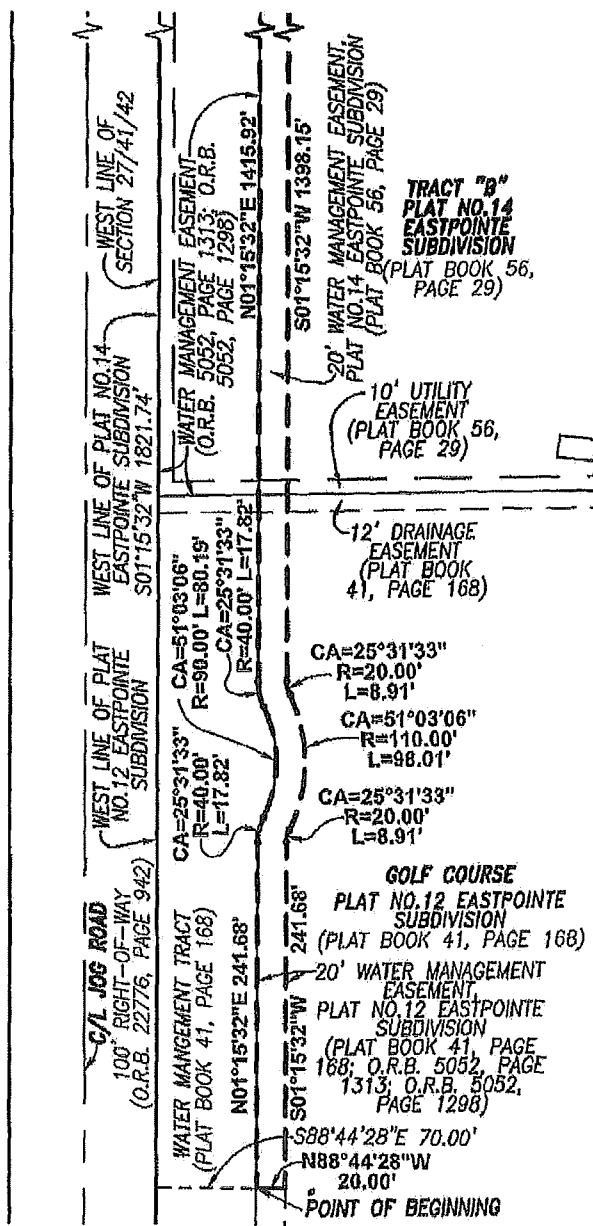


ASSOCIATED LAND SURVEYORS, INC.

4162 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FL 33404-4869
 PHONE (561) 848-2102 L.B. NO. 7344 FAX (561) 844-9669 EMAIL: ALS@ALSSURVEY.NET

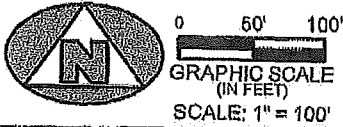
FILE: P1801-WME	DATE: 6/4/2019	BY: BLS	CKD: SLS	W.O.#: P1801	SHEET 2 OF 3
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MATCH LINE - SEE SHEET 2 OF 3



TRACT "B"
PLAT NO. 14
EASTPOINTE
SUBDIVISION
(PLAT BOOK 56,
PAGE 29)

- ABBREVIATIONS:
 A = ARC LENGTH
 CA = CENTRAL ANGLE
 C/L = CENTERLINE
 O.R.B. = OFFICIAL RECORDS BOOK
 P.B. = PLAT BOOK
 R = RADIUS
 R/W = RIGHT-OF-WAY



NOTE: THIS IS NOT A SURVEY

SKETCH OF: **WATER MANAGEMENT EASEMENTS
EASTPOINTE COUNTRY CLUB**

ASSOCIATED LAND SURVEYORS, INC.
 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FL 33404-4859
 PHONE (561) 848-2102 L.B. NO. 7344 FAX (561) 844-9669 EMAIL: ALS@ALSSURVEY.NET

FILE: P1801-WME	DATE: 6/4/2019	BY: BLS	CKD: SLS	W.O.#: P1801	SHEET 3 OF 3
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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: November 18, 2020

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

THROUGH: O'Neal Bardin Jr., Executive Director

RE: Unit of Development No. 16 – Palm Beach Park of Commerce
Consider Acceptance of Bills of Sale for Drainage Improvements to
Northern Palm Beach County Improvement District
Permit No. PER-16-137

Background

On December 5, 2018, Northern issued Permit No. PER-16-137 to YTG Palm Beach JG NR LP for the Park of Commerce Building 25 project. The work identified in the permits includes drainage facilities and improvements. The construction has been completed and certified by the engineer of record. Attached are Bills of Sale to Northern for these improvements.

Fiscal Impact

There are no fiscal impacts relating to the acceptance of the improvements identified in the Bills of Sale.

Recommendation

Northern Staff and General Counsel recommend acceptance of the attached Bills of Sale.

NAME OF PROJECT: Park of Commerce Building 25

Northern Palm Beach County Improvement District

Unit No. 16

Bill of Sale – (Stormwater Facilities)

**BILL OF SALE
TO
NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT**

KNOW ALL MEN BY THESE PRESENTS, that, NHT PALM BEACH, LLC whose street address is 1776 PEACHTREE STREET NW, SUITE 100, ATLANTA, GA 30309, the Party of the First Part, for and in consideration of the sum of One (\$1.00) Dollar, lawful money of the United States, and other good and valuable consideration, paid to it by 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 Second Part, the receipt whereof is hereby acknowledged, has granted, bargained, sold, conveyed, transferred and delivered, and by these presents does grant, bargain, sell, convey, transfer and deliver unto the said Second Party, its successors and assigns, the following goods and chattels in their current “As-Is” condition, without warranties of any nature whatsoever, 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.

And 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 sell the same as aforesaid; and, that Party of the First Part will warrant and defend the sale 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.

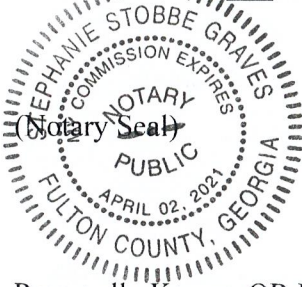
IN WITNESS WHEREOF, said Party of the First Part, by and through its undersigned representative, has hereunto set its hands and seal(s) this 12 day of October, 2020.

NHT PALM BEACH, LLC

By: _____
Print: Jeb Brees
Title: Managing Member

STATE OF Georgia
COUNTY OF Fulton

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 12 day of October 2020, by Jeb Brees.



Stephanie Stobbe Graves
Notary Public State of Florida
Stephanie Stobbe Graves
Print/Type/Stamp Name

Personally Known OR Produced Identification
Type of Identification Produced _____.

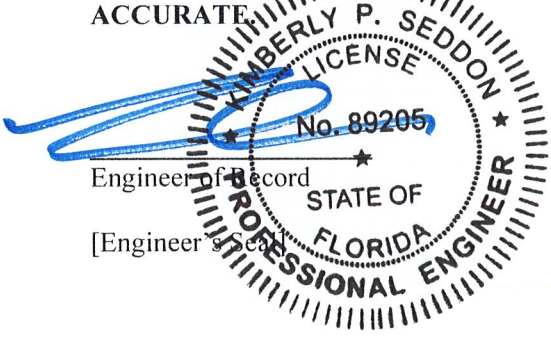
EXHIBIT "A"

[DESCRIPTION OF WORKS AND MATERIALS]

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL COST
STORM DRAINAGE SYSTEM				
24" RCP	186	LF	\$76.56	\$14,240.16
30" RCP	1215	LF	\$82.24	\$99,921.60
Type P Manhole	4	EA	\$3,052.25	\$12,209.00
Type E Structure	1	EA	\$985.76	\$985.76
3.5' X 6.5' Type P Structure – FDOT Index 200	1	EA	\$3,200.00	\$3,200.00
MES	1	EA	\$1,700.00	\$1,700.00
TOTAL				\$132,256.52

Note: Prices must include all material and labor of facilities as installed, and shown on Accepted "Record Drawings."

I HEREBY CERTIFY THAT THE ABOVE COST BREAKDOWN IS COMPLETE AND ACCURATE.



Engineer of Record
 [Engineer's Seal]

Date 11/02/2020

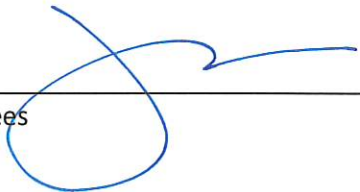
This Instrument Prepared By and Return To:
Clifford Hertz, Esq.
Nelson Mullins Riley & Scarborough LLP
DBA Nelson Mullins Broad and Cassel
One North Clematis Street, Suite 500
West Palm Beach, FL 33401

NAME AFFIDAVIT

BEFORE ME, the undersigned authority, personally appeared **JON E. BREES** (the "Affiant"), whom being by me first duly sworn, on oath, deposes and says as follows:

1. Affiant states that he is known as **Jon E. Brees, Jon Brees** and **Jeb Brees**, interchangeably, and irrespective of the name used, **Jon E. Brees, Jon Brees** and **Jeb Brees** are one and the same person.
2. Affiant states that he is familiar with the nature of an oath, and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he has read, or has read to him, the full facts of this affidavit, and understands its context.

FURTHER AFFIANT SAYETH NAUGHT.

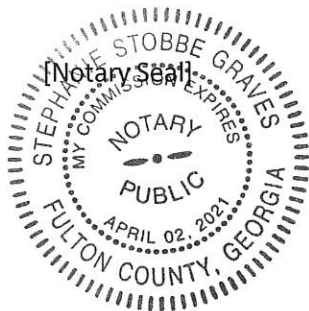


Jon E. Brees

STATE OF GEORGIA

COUNTY OF FULTON

The foregoing instrument was SWORN TO, SUBSCRIBED AND ACKNOWLEDGED before me by means of physical presence or online notarization, this 9 day of November, 2020, by Jon E. Brees, who is personally known to me OR who has produced a driver's license as identification.





Notary Public
My Commission Expires: Apr. 02 2021

NAME OF PROJECT: Park of Commerce Building 25

Northern Palm Beach County Improvement District

Unit No. 16

Bill of Sale

**BILL OF SALE
TO
NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT**

KNOW ALL MEN BY THESE PRESENTS, that NHT PALM BEACH, LLC whose street address is 1776 PEACHTREE STREET NW, SUITE 100, ATLANTA, GA 30309 Party of the First Part, for and in consideration of the sum of One (\$1.00) Dollar, lawful money of the United States, and other good and valuable consideration, paid to it by Northern Palm Beach County Improvement District, an independent special district of the State of Florida, Party of the Second Part, the receipt whereof is hereby acknowledged, has granted, bargained, sold, conveyed, transferred and delivered, and by these presents does grant, bargain, sell, convey, transfer and deliver unto the said Second Party, its successors and assigns, the following goods and chattels 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 title of same as aforesaid; and that Party of the First Part will warrant and defend the conveyance of title 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.

The Party of the First Part further hereby warrants that the goods and chattels described in attached Exhibit "A" are and will be free from defects due to installation and/or materials for a period of twelve (12) months from the date of execution of this document and further agrees to reimburse the Party of the Second Part in full for any reasonable and necessary replacement or repairs fees and costs (as reasonably determined by the Party of the Second Part), that are incurred due to any such defects during the twelve (12) month warranty period, which replacement or repair fees and costs shall be set out in an invoice from the person or entity performing the replacement or repairs.

IN WITNESS WHEREOF, said Party of the First Part, by and through its undersigned representative, has hereunto set its hands and seal(s) this 12 day of October, 2020.

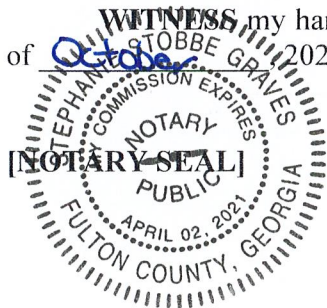
NHT PALM BEACH, LLC
(Name of First Party)

By: _____
Print: Jeb Brees
Title: Managing Member

Georgia
~~STATE OF FLORIDA~~
Fulton)ss:
~~COUNTY OF PALM BEACH~~

Before me personally appeared Jeb Brees, to me well known and known to be the persons described in and who executed the foregoing instrument, and acknowledged to and before me that said person executed said instrument for the purposes therein expressed and on behalf of the Party of the First Part.

WITNESS my hand and official seal in the State and County aforesaid, this 12 day of October, 2020.



Stephanie Stobbe Graves
Notary Public
Print Name: Stephanie Stobbe Graves
My commission expires: April 02, 2021

ATTEST:

Accepted by Northern Palm Beach County Improvement District

By: _____
Assistant Secretary

By: _____
Print: _____
Title: _____

[DISTRICT SEAL]

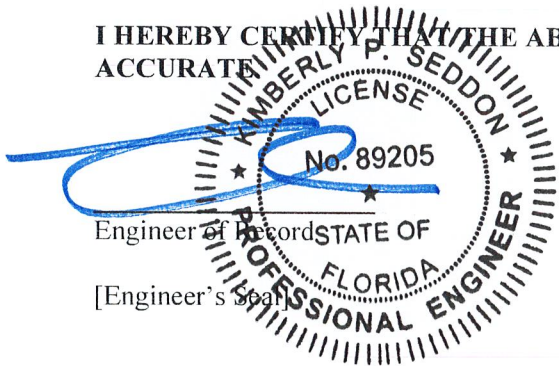
EXHIBIT "A"

[DESCRIPTION OF WORKS AND MATERIALS]

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL COST
STORM DRAINAGE SYSTEM				
5' Concrete Sidewalk	1340	LF	\$19.55	\$26,197.00
Type C Inlet	5	EA	\$3,000.00	\$15,000.00
30" RCP	48	LF	\$82.24	\$3,947.52
18" RCP	40	LF	\$45.22	\$1,808.80
15" RCP	130	LF	\$36.68	\$4,768.40
Concrete Flume	3	EA	\$155.90	\$467.70
Handrail	18.5	LF	\$225.34	\$4,168.75
Handrail Retaining Wall	18.5	LF	\$164.73	\$3,047.50
TOTAL				\$59,405.67

Note: Prices must include all material and labor of facilities as installed, and shown on Accepted "Record Drawings."

I HEREBY CERTIFY THAT THE ABOVE COST BREAKDOWN IS COMPLETE AND ACCURATE.



Engineer of Record
 [Engineer's Seal]

Date 11/02/2020

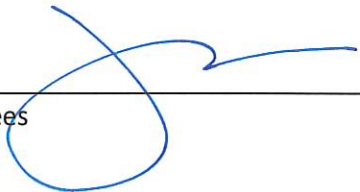
This Instrument Prepared By and Return To:
Clifford Hertz, Esq.
Nelson Mullins Riley & Scarborough LLP
DBA Nelson Mullins Broad and Cassel
One North Clematis Street, Suite 500
West Palm Beach, FL 33401

NAME AFFIDAVIT

BEFORE ME, the undersigned authority, personally appeared **JON E. BREES** (the "Affiant"), whom being by me first duly sworn, on oath, deposes and says as follows:

1. Affiant states that he is known as **Jon E. Brees, Jon Brees** and **Jeb Brees**, interchangeably, and irrespective of the name used, **Jon E. Brees, Jon Brees** and **Jeb Brees** are one and the same person.
2. Affiant states that he is familiar with the nature of an oath, and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he has read, or has read to him, the full facts of this affidavit, and understands its context.

FURTHER AFFIANT SAYETH NAUGHT.

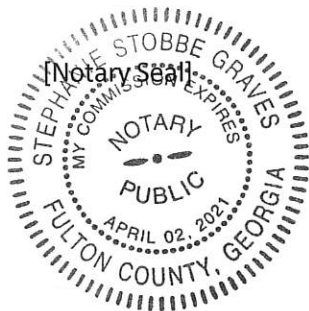


Jon E. Brees

STATE OF GEORGIA

COUNTY OF FULTON

The foregoing instrument was SWORN TO, SUBSCRIBED AND ACKNOWLEDGED before me by means of physical presence or online notarization, this 9 day of November, 2020, by Jon E. Brees, who is personally known to me OR who has produced a driver's license as identification.





Notary Public
My Commission Expires: April 02 2021



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: November 18, 2020

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

THROUGH: O'Neal Bardin Jr., Executive Director

RE: Unit of Development No. 16 – Palm Beach Park of Commerce
Consider Acceptance of Water Management Easement
Permit No. PER-16-137

Background

On December 5, 2018, Northern issued Permit No. PER-16-137 to YTG Palm Beach JG NR LP for the Park of Commerce Building 25 project. The work identified in the permits includes drainage facilities and improvements that are being conveyed to Northern. The construction has been completed and certified by the engineer of record. The attached Water Management Easement will provide Northern adequate property interest for access and maintenance of these facilities.

Fiscal Impact

There are no fiscal impacts relating to the acceptance of the Water Management Easement.

Recommendation

Northern Staff and General Counsel recommend acceptance of the attached Water Management Easement.

This Instrument was Prepared by
and is to be Returned to:

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

WATER MANAGEMENT EASEMENT

THIS WATER MANAGEMENT EASEMENT (the "Easement") is granted this 2 day of November, 2020 by NHT PALM BEACH, LLC whose office address is 1776 PEACHTREE STREET NW, SUITE 100, ATLANTA, GA 30309 (hereinafter referred to as the "Grantor"), to Northern Palm Beach County Improvement District, an independent special district of the State of Florida, whose office address is 359 Hiatt Drive, Palm Beach Gardens, Florida 33418, (hereinafter referred to as "Northern").

W I T N E S S E T H:

WHEREAS, Grantor is the record fee simple absolute owner of that real property described in attached Exhibit "A" (the "Easement Area"); and,

WHEREAS, Northern requires an easement in, over, under and upon the Easement Area for access and surface water/stormwater storage, management and drainage purposes; and

WHEREAS, the Grantor intends by this Easement to grant to Northern a perpetual non-exclusive easement in, over, under and upon the Easement Area for access and surface water/stormwater storage, management and drainage purposes.

NOW, THEREFORE, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties agree as follows:

1. **RECITALS.** The above recitals are hereby incorporated herein and made a part hereof.

2. **EASEMENT.** The Grantor hereby grants to Northern a perpetual non-exclusive easement in, over, under and upon the Easement Area for: (a) ingress and egress, (b) the installation, construction, operation, inspection, maintenance, enlargement, upgrade, repair and/or replacement of surface water/stormwater storage, management and drainage facilities, systems, structures and works, which may include but are not limited to lakes, canals, littoral plantings, trees, shrubs, berms, pipes, controls, culverts, interconnects, and appurtenances and (c) the use, relocation, removal and/or disposal of any soil or fill located therein or thereon.

3. **USAGE.** Northern's employees, consultants, agents, licensees, suppliers and contractors are authorized to use the Easement granted herein for the purposes herein specified

and the Grantor agrees that unless and until specifically approved in a written permit issued by Northern, it will not authorize or allow any trees, fixtures, facilities, works or structures to be installed in, over, under or upon the Easement Area.

4. **ASSIGNMENT.** Northern shall not assign, convey or transfer any of the rights or easements granted to it hereunder, either directly or indirectly, without the prior written consent of the Grantor or the then fee simple absolute owner, as the case may be, of the Easement Area and any attempt to do so shall be null and void; provided, however, this prohibition shall not apply to an assignment by Northern to a governmental entity or agency.

5. **JOINDER AND SUBORDINATION.** Grantor does hereby agree that upon Northern's written request, to provide to Northern a customary joinder and subordination agreement, in recordable form, executed by all mortgagees having an interest in the Easement Area, in which said mortgagees subordinate their mortgage interests in the Easement Area to the easements and authorizations granted herein (while retaining their mortgage liens on the underlying fee owned by Grantor) and, if requested by Northern, a full release executed by any and all property owners, creditors, construction lienors, or holders of any other security interests which encumber the Easement Area that is subject to the easements and authorizations herein.

6. **WARRANTY OF TITLE.** Grantor does hereby fully warrant fee simple absolute title to the Easement Area and will defend the same against the lawful claims of all persons whomsoever claimed by, through or under it, and that Grantor has good right and lawful authority to grant this Easement to Northern.

7. **SUCCESSORS AND ASSIGNS.** Where the context of this Easement allows or permits, the terms "Grantor" and "Northern" shall also include their respective grantees, successors and assigns.

8. **PARTIES BOUND BY AGREEMENT.** This Easement, including all rights, easements, authorizations and conditions, shall be binding upon and enure to the benefit of the Grantor and Northern, together with their respective grantees, successors and assigns, and shall be a covenant that runs with the land.

9. **MODIFICATIONS.** Any modification of this Easement shall be binding only if evidenced in a written instrument signed by each party or an authorized representative of each party that is recorded in the Official Records of Palm Beach County, Florida.

10. **ENFORCEMENT.** In the event of any controversy, claim or dispute relating to this Easement or its breach, the prevailing party shall be entitled to recover reasonable expenses, attorney's fees, and costs for legal proceeding pertaining thereto.

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

12. **GOVERNING LAW AND VENUE.** The easements, warranties, covenants, authorizations and agreements contained herein shall be governed by the laws of the State of Florida as now and hereafter in force. Further, the venue of any litigation arising out of this Easement shall be exclusively in the Fifteenth Judicial Circuit in and for Palm Beach County, Florida.

13. **NOTICES.** Any notice provided for or concerning this Easement shall be in writing and shall be deemed sufficiently given when sent by prepaid certified or registered mail to the respective address of each party as set forth at the beginning of this Easement or at any subsequent address for either of the parties or their successors and assigns.

14. **EFFECTIVE DATE.** This Easement shall be effective as of the date it is signed by the last of all parties hereto to sign same.

IN WITNESS WHEREOF, the undersigned have signed and sealed this document on the day and year hereinafter set forth.

Executed by GRANTOR, this 2 day of NOVEMBER, 2020.

Signed, Sealed and Delivered
subscribing witnesses:

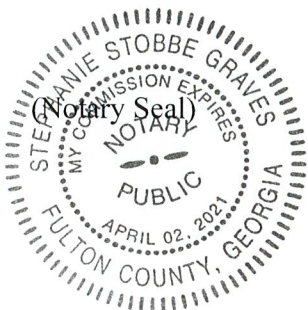
Susan Utt
Witness
SUSAN UTT
Printed Name

David Diaz
Witness
David Diaz
Printed Name

Jon Brees
By: JON BREES
Prints: _____
Title: _____

~~STATE OF FLORIDA~~ Georgia
COUNTY OF Fulton

Sworn to (or affirmed) and subscribed before me by means of physical presence or online
notarization, this 2 day of Nov, 2020, by Jon Brees.



Stephanie Stobbe Graves
Notary Public State of ~~Florida~~ Georgia
Stephanie Stobbe Graves

Print/Type/Stamp Name

Personally Known OR Produced Identification

Type of Identification Produced _____.

A C C E P T A N C E

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 Easement this _____ day of _____, 20__.

[DISTRICT SEAL]

NORTHERN PALM BEACH COUNTY
IMPROVEMENT DISTRICT

ATTEST:

By: _____
Assistant Secretary

By: _____
Print: _____
Title: _____

Exhibit "A"

[SEE ATTACHED LEGAL DESCRIPTION]

EXHIBIT "A"

NOTES COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID
DATUM = NAD 83 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED
SCALE FACTOR = 1.00000852
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
BEARINGS AS SHOWN HEREON ARE GRID DATUM,
NAD 83 1990 ADJUSTMENT, FLORIDA EAST ZONE.

LEGEND/ABBREVIATIONS

☉ - CENTERLINE	O.R.B. - OFFICIAL RECORD BOOK
E - EASTING IN REFERENCE TO COORDINATES	P.B. - PLAT BOOK
FPL - FLORIDA POWER & LIGHT COMPANY	PG. - PAGE
LB - LICENSED BUSINESS	P.O.B. - POINT OF BEGINNING
N - NORTHING IN REFERENCE TO COORDINATES	P.O.C. - POINT OF COMMENCEMENT
N.P.B.C.I.D. - NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT	P.O.T. - POINT OF TERMINUS

NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SIGNED AND SEALED BY A FLORIDA REGISTERED LAND SURVEYOR.
2. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF NORTH 88°51'46" WEST ALONG THE SOUTH LINE OF PARCEL 1A, PALM BEACH PARK OF COMMERCE, P.I.P.D.-PLAT 13 REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 127, PAGES 137-139 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
3. THE "LAND DESCRIPTION" SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
4. ADDITIONS OR DELETIONS TO SURVEY SKETCH BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
5. LANDS SHOWN HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
6. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENTS OF RECORD OF PALM BEACH COUNTY, FLORIDA, AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.

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 OCTOBER 12, 2020. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

SHEET 1 OF 4



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)=392=1991

David
Lindley

Digitally signed by David
Lindley
DN: c=US, st=FL, In=Boca Raton,
o=Caulfield & Wheeler, Inc.,
ou=Survey, cn=David Lindley,
email=dave@cwassoc.com
Date: 2020.10.12 17:10:18
+0400

DAVID P. LINDLEY
REGISTERED LAND
SURVEYOR NO. 5005
STATE OF FLORIDA
L.B. 3591

DATE 10/12/2020

DRAWN BY dpl

F.B./ PG. NONE

SCALE NONE

JOB NO. 8214NDE4

**PALM BEACH PARK OF COMMERCE PLAT 13 REPLAT
N.P.B.C.I.D. DRAINAGE EASEMENT
SKETCH AND DESCRIPTION**

DESCRIPTION:

FOUR (4) STRIPS OF LAND OF VARYING WIDTHS BEING PORTIONS OF PARCEL 1A, PALM BEACH PARK OF COMMERCE, P.I.P.D.-PLAT 13 REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 127, PAGES 137, 138 AND 139 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THE CENTERLINES OF SAID STRIPS BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID PARCEL 1A; THENCE NORTH 88°51'46" WEST, ALONG THE SOUTH LINE OF SAID PARCEL 1A, A DISTANCE OF 104.72 FEET TO THE POINT OF BEGINNING #1 OF THE CENTERLINE OF A STRIP OF LAND 24.00 FEET WIDE; THENCE NORTH 00°18'05" EAST A DISTANCE OF 15.04 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THAT CERTAIN NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT DRAINAGE EASEMENT, AS RECORDED IN OFFICIAL RECORD BOOK 22846, PAGE 911 OF SAID PUBLIC RECORDS AND THE POINT OF TERMINUS OF SAID CENTERLINE.

TOGETHER WITH

COMMENCING AT AFORESAID POINT OF BEGINNING 1; THENCE NORTH 88°51'46" WEST, ALONG THE SOUTH LINE OF SAID PARCEL 1A, A DISTANCE OF 104.72 FEET TO THE POINT OF BEGINNING #2 OF THE CENTERLINE OF A STRIP OF LAND 20.00 FEET WIDE; THENCE NORTH 00°03'24" EAST A DISTANCE OF 15.17 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THAT CERTAIN NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT DRAINAGE EASEMENT, AS RECORDED IN OFFICIAL RECORD BOOK 22846, PAGE 911 OF SAID PUBLIC RECORDS AND THE POINT OF TERMINUS OF SAID CENTERLINE.

TOGETHER WITH:

COMMENCING AT THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID PARCEL 1A; THENCE NORTH 46°08'14" EAST ALONG THE SOUTH LINE OF SAID PARCEL 1A, A DISTANCE OF 2.11 FEET TO THE POINT OF BEGINNING #3 OF THE CENTERLINE OF A STRIP OF LAND 23.00 FEET WIDE; THENCE NORTH 35°49'34" WEST A DISTANCE OF 16.91 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF THAT CERTAIN NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT DRAINAGE EASEMENT, AS RECORDED IN OFFICIAL RECORD BOOK 22846, PAGE 911 OF SAID PUBLIC RECORDS AND THE POINT OF TERMINUS OF SAID CENTERLINE.

TOGETHER WITH:

COMMENCING AT THE AFORESAID POINT OF BEGINNING 3; THENCE NORTH 46°08'14" EAST ALONG THE SOUTH LINE OF SAID PARCEL 1A, A DISTANCE OF 33.25 FEET; THENCE NORTH 01°08'14" EAST, ALONG THE EAST LINE OF SAID PARCEL 1A, A DISTANCE OF 302.41 FEET TO THE POINT OF BEGINNING #4 OF THE CENTERLINE OF A STRIP OF LAND 20.00 FEET WIDE; THENCE NORTH 87°46'59" WEST A DISTANCE OF 15.01 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF THAT NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT DRAINAGE EASEMENT, AS RECORDED IN OFFICIAL RECORD BOOK 22846, PAGE 911 OF SAID PUBLIC RECORDS AND THE POINT OF TERMINUS OF SAID CENTERLINE.

THE SIDELINES OF SAID EASEMENT SHALL BE SHORTENED OR LENGTHENED TO TERMINATE ALONG THE BOUNDARY LINE OF SAID NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT DRAINAGE EASEMENT, AS RECORDED IN OFFICIAL RECORD BOOK 22846, PAGE 911 OF SAID PUBLIC RECORDS AND THE SOUTH AND EAST LINES OF SAID PARCEL 1A.

SAID LANDS LYING IN SECTION 18, TOWNSHIP 41 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

SHEET 2 OF 4



CAULFIELD & WHEELER, INC.

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

DATE 10/12/2020

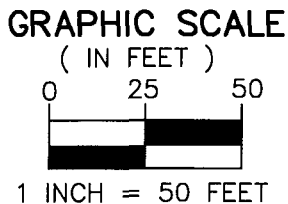
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F.B./ PG. NONE

SCALE NONE

JOB NO. 8214NDE4

**PALM BEACH PARK OF COMMERCE PLAT 13 REPLAT
N.P.B.C.I.D. DRAINAGE EASEMENT
SKETCH AND DESCRIPTION**



PARCEL 1A

PALM BEACH PARK OF COMMERCE, P.I.P.D.—PLAT 13 REPLAT
(PLAT BOOK 127, PAGES 137—139)

MATCH LINE

P.O.T.
N87°46'59"W
15.01'

P.O.B. #4

28' N.P.B.C.I.D. DRAINAGE EASEMENT
(O.R.B. 22846, PAGE 911)

EAST LINE OF PARCEL 1A N01°08'14"E 302.41'

PARK OF COMMERCE BOULEVARD

28' N.P.B.C.I.D. DRAINAGE EASEMENT
(O.R.B. 22846, PAGE 911)

CENTERLINE N35°49'34"W
15' DE 16.91'

N00°18'05"E
SOUTH LINE 15.04'

P.O.T.

P.O.T.

SOUTH LINE PARCEL 1A
(BASIS OF BEARINGS) 302.61'
N88°51'46"W

P.O.B. #1
P.O.C.

104.72'
N88°51'46"W

N46°08'14"E
33.25'
P.O.B. #3
P.O.C.
N46°08'14"E
2.11'

CORPORATE ROAD SOUTH

POINT OF COMMENCEMENT
MOST SOUTHERLY SOUTHEAST
CORNER PARCEL 1A

SHEET 3 OF 4



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE — SURVEYING
7900 GLADES ROAD — SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)—392—1991

DATE 10/12/2020

DRAWN BY dpl

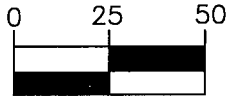
F.B./ PG. NONE

SCALE 1"=50'

JOB NO. 8214NDE4

GRAPHIC SCALE

(IN FEET)

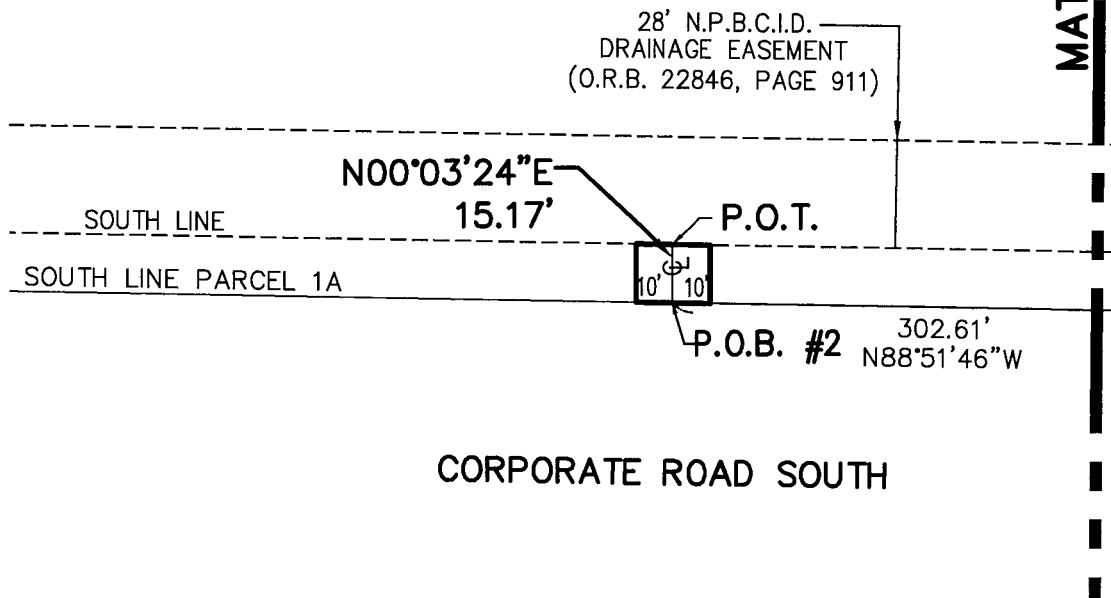


1 INCH = 50 FEET



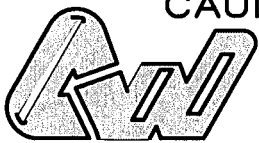
PARCEL 1A

PALM BEACH PARK OF COMMERCE,
P.I.P.D.—PLAT 13 REPLAT
(PLAT BOOK 127, PAGES 137—139)



CORPORATE ROAD SOUTH

SHEET 4 OF 4



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE = SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991

DATE 10/12/2020

DRAWN BY dpl

F.B./ PG. NONE

SCALE 1"=50'

JOB NO. 8214NDE4

This Instrument Prepared by
and to be Returned to:
Kenneth W. Edwards, Esq.
Caldwell Pacetti Edwards Schoech & Viator LLP
1555 Palm Beach Lakes Boulevard, Suite 1200
West Palm Beach, FL 33401

MORTGAGEE'S CONSENT AND SUBORDINATION

The undersigned, (hereinafter referred to as the "Mortgagee") hereby certifies that it is the owner of that mortgage recorded in O.R. Book 27224 at Page 1 of the Official Records of Palm Beach County, Florida (the "Mortgage"), that encumbers some or all of the real property subject to and described in the attached Easement (the "Easement").

The Mortgagee hereby consents to the grant of the Easement over the real property described therein and agrees that its Mortgage, the Mortgage note and any amendments thereto and associated security documents which by way of example but not limitation may include Uniform Commercial Code instruments, security agreements, assignments of lease and rents, fixture filings and collateral assignments of rights, shall be subordinate to the Easement and that the lien and operation of the Mortgage, Mortgage note, amendments thereto and security documents are subordinate to said Easement.

IN WITNESS WHEREOF, the Mortgagee on this 3rd day of Nov, 2020. has caused these presents to be signed by its undersigned authorized officer and its corporate seal to be affixed hereon.

ATTEST:

By: [Signature]
Print: Wesley Schuler
Title: EVP

Texas Capital Bank
By: [Signature]
Print: J Brandon Carter
Title: Vice President

(SEAL)

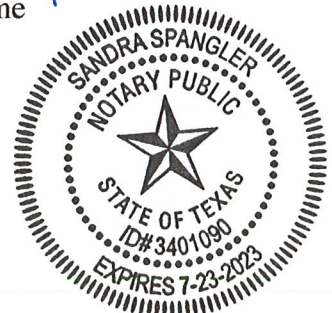
STATE OF Texas
COUNTY OF Dallas

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 3rd day of Nov, 2020, by J Brandon Carter, as VP, for Texas Capital Bank, a National Association.

(Notary Seal)

[Signature]
Notary Public State of Texas
SANDRA SPANGLER
Print/Type/Stamp Name

Personally Known OR Produced Identification
Type of Identification Produced _____



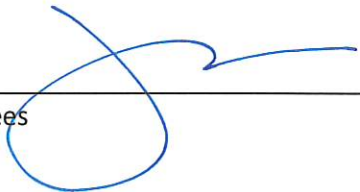
This Instrument Prepared By and Return To:
Clifford Hertz, Esq.
Nelson Mullins Riley & Scarborough LLP
DBA Nelson Mullins Broad and Cassel
One North Clematis Street, Suite 500
West Palm Beach, FL 33401

NAME AFFIDAVIT

BEFORE ME, the undersigned authority, personally appeared **JON E. BREES** (the "Affiant"), whom being by me first duly sworn, on oath, deposes and says as follows:

1. Affiant states that he is known as **Jon E. Brees, Jon Brees** and **Jeb Brees**, interchangeably, and irrespective of the name used, **Jon E. Brees, Jon Brees** and **Jeb Brees** are one and the same person.
2. Affiant states that he is familiar with the nature of an oath, and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he has read, or has read to him, the full facts of this affidavit, and understands its context.

FURTHER AFFIANT SAYETH NAUGHT.

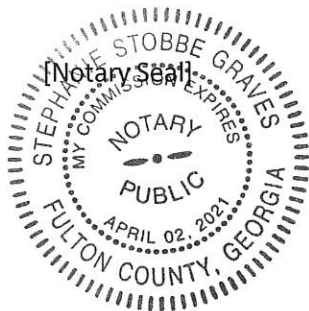


Jon E. Brees

STATE OF GEORGIA

COUNTY OF FULTON

The foregoing instrument was SWORN TO, SUBSCRIBED AND ACKNOWLEDGED before me by means of physical presence or online notarization, this 9 day of November, 2020, by Jon E. Brees, who is personally known to me OR who has produced a driver's license as identification.





Notary Public
My Commission Expires: Apr. 02 2021

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: November 18, 2020

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

THROUGH: O'Neal Bardin Jr., Executive Director

RE: Consulting Engineer Selection Process/Approach Methodology

Background

Attached is Section II, E. of the Engineering Standards Manual. This section establishes the procedure for the selection of consulting engineers to provide engineering design services to the District. This is the first step in the process for selecting an engineering firm from one of the firms Northern has under contract. Northern is currently evaluating the replacement/refurbishment of a very large culvert connecting the Riverwalk surface water management system to the system in Vista Center of the Palm Beaches.

Fiscal Impact

There are no fiscal impacts relating to this item.

Recommendation

We are recommending the Board of Supervisors be familiar with this process as it will be used more often to select engineers for larger, more complex replacement/rehabilitation of Northern infrastructure going forward.

SECTION II. - ENGINEERING ROLES & SELECTION PROCESS

E. Procedure for the Selection and Delegation of Projects to Consulting Engineers:

1. For each project that will require the services of a Consulting Engineer, a general scope of work will be developed. Staff will forward this scope to one or more (a minimum of three, if the fee for services is projected to exceed \$25,000 or if the basic cost of construction is anticipated to exceed \$25,000) of the Consulting Engineers and request, an approach methodology to be returned in a specified time period depending on the nature of the work, as well as a schedule to complete the work. Staff shall consider past performance, expertise and the equitable distribution of engineering services to select the appropriate candidates.
2. The District Engineer may be requested by Northern Staff, depending on the nature of the work, to provide a scope of services and proposal to perform review and oversight. A separate Purchase Order shall be issued to the District Engineer, to run concurrently with the Consulting Engineer's Purchase Order, in accordance with Northern's Purchase Order policy.
3. For projects where the Consulting Engineering fees are estimated to be \$25,000 or less, Staff shall review the Consulting Engineers' approach methodologies and select the approach, which will provide the best desired result within the proposed time frame for the project. Staff shall also consider past performance and the equitable distribution of engineering fees in the selection process. Staff shall attempt to negotiate a fee with the selected Consulting Engineer and upon successfully doing so, Staff shall prepare a Purchase Order which shall provide in detail the terms and objectives of the work. If Staff is unsuccessful in negotiating an agreement with the first selected Consulting Engineer, then Staff shall go to the second ranked Consulting Engineer and attempt to negotiate an agreement.
4. For projects where the Consulting Engineers' fees are greater than \$25,000, Staff shall forward all responses to the Engineering Committee. Upon reviewing the approach methodologies the Engineering Committee shall rank the Consulting Engineer and direct Staff to negotiate a Purchase Order with the first ranked Consulting Engineer. Staff shall then prepare the Purchase Order, which shall contain the terms and objectives of the work to be submitted to Northern's Board of Supervisors for consideration. If Staff is unsuccessful in negotiating an agreement then Staff shall go to the next ranked Consulting Engineer.
5. In the event of an emergency requiring immediate action, the Executive Director may authorize a Purchase Order to a Consulting Engineer, Project Engineer or District Engineer to address the emergency without following the aforementioned procedures. The Executive Director shall notify the Board of these actions at the next available Board meeting.



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: November 18, 2020

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

FROM: Susan P. Scheff, District Clerk

RE: Public and Community Relations Board Report

Community Relations

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

Florida Government Finance Officers Association (FGFOA)
Leadership Palm Beach County
Palm Beach County Local Mitigation Strategy (LMS)

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

Unit No. 3A	Woodbine
Unit No. 9B	Abacoa I & II
Unit No. 11	PGA National
Unit No. 15	Villages of Palm Beach Lakes
Unit No. 21	Old Marsh
Unit No. 23	The Shores
Unit No. 31	BallenIsles Country Club
Unit No. 43	Mirasol
Unit No. 45	Paseos

3. Katie Roundtree participated in a FGFOA Education and Webinar Committee virtual meeting on November 3.

4. Katie Roundtree attended the Leadership Palm Beach County GROW Committee Meeting held virtually on November 10.

5. Ken Roundtree participated in an LMS Steering Committee Meeting held virtually on November 10.

Training

1. Katie Roundtree participated in various FGFOA School of Government Finance webinars from October 28 through November 5.
2. Katie Roundtree and Laura Ham participated in various Marcum Government Symposium webinars from October 29 through November 10.
3. Laura Ham participated in a GASB webinar entitled “Revenue and Expense Recognition – Preparers and Auditors” on November 12.
4. Ken Roundtree is a member of the Leadership Palm Beach County Engage Class of 2021 and participates in its monthly events.

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

Please Don't Feed Wildlife



As temperatures in Florida start to drop in the fall, people and animals will be outside more often in the daylight hours, creating the potential for contact and conflicts. Throughout the years, The Florida Fish and Wildlife Conservation Commission receives many complaints regarding wildlife causing damage to private property or creating a public safety issue. Many complaints are the result of communities where intentional feeding of wildlife is tolerated or where domestic animals are fed outdoors.

Whenever such conflicts arise, *wildlife loses*. While the species involved in each of these cases may be different, the issue is always the same. Concerned and well-intentioned individuals start feeding wildlife, often without regard for the quantity or types of feed being offered. Wild animals have a complicated diet with specific needs. If people feed them “treats”, they may not get the correct balance of nutrients to keep them healthy. All wild creatures have evolved over the millennia with an instinct to locate and eat a diet best suited to their own digestive systems. Thus, they have a specific niche in the wild community where they feed and live in balance with all other species. This balance is interfered with when well-intentioned people feed what they think is a healthy diet to wildlife.

This practice also inevitably leads to unnatural concentrations of animals, both wild and domestic, looking for a handout. Wild animals are thus conditioned to associate humans with a feeding opportunity and the results are predictable - animals become a nuisance to property owners. Artificially high concentrations of wildlife found at feeding stations also increase the transmission of diseases that normally occur in low concentrations.

Feeding wildlife is generally discouraged and, in some cases, illegal. In Florida, it is illegal to feed gopher tortoises, sandhill cranes, bears, raccoons, foxes, manatees and alligators. Intentionally placing food or garbage, allowing the placement of food or garbage, or offering food or garbage in such a manner that it attracts black bears, foxes, raccoons, gopher tortoises or sandhill cranes and thereby creates a public nuisance is prohibited.

Because people establish an emotional connection with wildlife that they feed, these situations often prove difficult to resolve, because they involve changing peoples' attitudes and behaviors. Fortunately, educating individuals how to responsibly attract wildlife often resolves the problem. Communities can pursue a variety of approaches to effect a remedy. In communities with a home owner's association, residents may apply remedies available to them through the association.

The FWC's advice to anyone who enjoys wildlife is to KEEP IT WILD! For those who enjoy viewing wildlife, the safest and most effective way to attract animals is to provide good wildlife habitat. This is best accomplished through the use of native vegetation. The FWC has publications on line with information on developing your own backyard wildlife refuge. For those without Internet service, copies or more information about planting a backyard refuge may be obtained by calling or writing your nearest FWC regional office. (Source: www.myFWC.com)

NPDES TIP: Please pick up after your pet. When pet waste is washed into lakes or canals the waste decays, using up oxygen and sometimes releasing ammonia. Low oxygen levels and ammonia combined with warm temperatures can kill fish. Pet waste also contains nutrients that encourage weed and algae growth. Overly fertile water becomes cloudy and green –unattractive for boating and fishing. Perhaps most importantly, pet waste carries diseases which make water unsafe.



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EXECUTIVE SUMMARY

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

DATE: November 18, 2020

FROM: Katie Roundtree, CPA, Finance Director

THROUGH: O'Neal Bardin Jr., Executive Director

RE: Technology Committee Recommendation

Background

During the Technology Committee in December, Staff discussed drafting a data breach policy to address potential breach response in the event of a data breach or suspected data breach. Section 501.171, Florida Statutes, addresses security of confidential information and sets forth the various entities that shall be notified in the event of certain breaches of confidential information, such as social security numbers, medical information, computer user names and passwords, etc. Ken Edwards, legal counsel, has drafted a Data Breach Policy which addresses notification requirements per Florida Statutes.

The Cybersecurity Incident Response Plan is an internal document that sets forth actions that Northern's staff and consultants should take in the event of a data breach or suspected data breach. It provides guidelines and steps to follow in order to isolate, assess, respond to and report about suspected or actual data breaches. The plan includes Northern staff, KDT Solutions, Northern's computer consultants, and other consultants as necessary.

Fiscal Impact

There is no fiscal impact associated with this item.

Recommendation

By motion unanimously approved, the Technology Committee recommends Board approval of the Data Breach Policy and Cybersecurity Incident Response Plan.



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EXECUTIVE SUMMARY

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

DATE: November 6, 2020

FROM: Laura L. Ham, Budget & Assessment Roll Manager

THROUGH: O'Neal Bardin Jr., Executive Director

RE: Assessments Received to Date Status Report

Attached is the "Tax Collection Status" report with receipts to date for the 2020-2021 fiscal year. The Assessments Received to Date Report shows year-to-date collections of \$278,332, representing a 0.88% collected rate.

A comparison to prior year distributions is shown in the table below:

Through Middle of November			
Fiscal Year Ending	Total Budget \$	YTD Collected \$	Total YTD Collected % of Budget
2021	\$ 31,694,504	\$ 278,332	0.88%
2020	\$ 32,069,289	\$ 294,695	0.92%
2019	\$ 30,878,079	\$ 272,607	0.88%
2018	\$ 30,395,272	\$ 392,673	1.29%
2017	\$ 29,851,907	\$ 453,733	1.52%
2016	\$ 24,785,265	\$ 340,240	1.37%
2015	\$ 24,863,731	\$ 364,142	1.46%
2014	\$ 25,594,227	\$ 360,044	1.41%
2013	\$ 29,609,110	\$ 357,886	1.21%
2012	\$ 28,997,329	\$ 469,087	1.62%

The next expected distribution is scheduled for November 18, 2020.

Northern Palm Beach County Improvement District
Summary Budget Comparison
From 10/1/2020 Through 9/30/2021

Account Title	YTD Actual	YTD Budget	Difference	% Collected	% Uncollec...
UNIT 1 - MAINTENANCE FUND	417.76	50,259.00	(49,841.24)	0.83%	99.16%
UNIT 2 - MAINTENANCE FUND	3,268.71	281,079.00	(277,810.29)	1.16%	98.83%
UNIT 2A - MAINTENANCE FUND	1,138.21	114,152.00	(113,013.79)	0.99%	99.00%
UNIT 2A - DEBT FUND	3,944.38	395,485.00	(391,540.62)	0.99%	99.00%
UNIT 2C - MAINTENANCE FUND	178.84	205,770.00	(205,591.16)	0.08%	99.91%
UNIT 2C - DEBT SERVICE FUND	4,962.92	5,611,880.00	(5,606,917.08)	0.08%	99.91%
UNIT 3 - MAINTENANCE FUND	3,215.11	298,045.00	(294,829.89)	1.07%	98.92%
UNIT 3A - MAINTENANCE FUND	1,815.03	135,729.00	(133,913.97)	1.33%	98.66%
UNIT 3A - DEBT FUND	5,671.40	424,111.00	(418,439.60)	1.33%	98.66%
UNIT 4 - MAINTENANCE FUND	4,959.07	397,113.00	(392,153.93)	1.24%	98.75%
UNIT 5 - MAINTENANCE FUND	4,764.84	293,898.00	(289,133.16)	1.62%	98.37%
UNIT 5A - MAINTENANCE FUND	3,153.72	345,201.00	(342,047.28)	0.91%	99.08%
UNIT 5B - MAINTENANCE FUND	3,142.41	76,177.00	(73,034.59)	4.12%	95.87%
UNIT 5B - DEBT FUND	16,613.35	402,736.00	(386,122.65)	4.12%	95.87%
UNIT 5C - MAINTENANCE FUND	1,073.93	39,739.00	(38,665.07)	2.70%	97.29%
UNIT 5D - MAINTENANCE FUND	2,482.32	97,633.00	(95,150.68)	2.54%	97.45%
UNIT 7 - MAINTENANCE FUND	359.10	104,020.00	(103,660.90)	0.34%	99.65%
UNIT 9 - MAINTENANCE FUND	734.21	98,542.00	(97,807.79)	0.74%	99.25%
UNIT 9A - MAINTENANCE FUND	5,305.69	653,812.00	(648,506.31)	0.81%	99.18%
UNIT 9A - DEBT FUND	23,366.98	2,879,465.00	(2,856,098.02)	0.81%	99.18%
UNIT 9B - MAINTENANCE FUND	4,175.99	553,257.00	(549,081.01)	0.75%	99.24%
UNIT 9B - DEBT FUND	10,229.38	1,355,232.00	(1,345,002.62)	0.75%	99.24%
UNIT 11 - MAINTENANCE FUND	41,371.64	2,312,020.00	(2,270,648.36)	1.78%	98.21%
UNIT 12 - MAINTENANCE FUND	1,035.66	51,814.00	(50,778.34)	1.99%	98.00%
UNIT 12A - MAINTENANCE FUND	420.82	27,861.00	(27,440.18)	1.51%	98.48%
UNIT 14 - MAINTENANCE FUND	14,537.18	728,691.00	(714,153.82)	1.99%	98.00%
UNIT 15 - MAINTENANCE FUND	8,723.57	737,651.00	(728,927.43)	1.18%	98.81%
UNIT 16 - MAINTENANCE FUND	1,882.35	704,271.00	(702,388.65)	0.26%	99.73%
UNIT 16 - DEBT FUND	1,887.96	706,370.00	(704,482.04)	0.26%	99.73%
UNIT 18 - MAINTENANCE FUND	26,073.80	1,544,800.00	(1,518,726.20)	1.68%	98.31%
UNIT 19 - MAINTENANCE FUND	882.54	311,854.00	(310,971.46)	0.28%	99.71%
UNIT 19 - DEBT FUND	916.44	323,848.00	(322,931.56)	0.28%	99.71%
UNIT 19A - MAINTENANCE FUND	127.61	40,673.00	(40,545.39)	0.31%	99.68%
UNIT 20 - MAINTENANCE FUND	1,322.28	64,785.00	(63,462.72)	2.04%	97.95%
UNIT 21 - MAINTENANCE FUND	1,904.92	385,804.00	(383,899.08)	0.49%	99.50%
UNIT 23 - MAINTENANCE FUND	3,809.14	181,173.00	(177,363.86)	2.10%	97.89%
UNIT 24 - MAINTENANCE FUND	3,220.32	208,054.00	(204,833.68)	1.54%	98.45%
UNIT 27B - MAINTENANCE FUND	438.98	122,285.00	(121,846.02)	0.35%	99.64%
UNIT 27B - DEBT FUND	1,021.12	281,606.00	(280,584.88)	0.36%	99.63%
UNIT 29 - MAINTENANCE FUND	942.07	38,656.00	(37,713.93)	2.43%	97.56%
UNIT 31 - MAINTENANCE FUND	16,785.39	942,094.00	(925,308.61)	1.78%	98.21%
UNIT 32 - MAINTENANCE FUND	157.66	17,858.00	(17,700.34)	0.88%	99.11%
UNIT 32A - MAINTENANCE FUND	0.00	5,184.00	(5,184.00)	0.00%	100.00%
UNIT 33 - MAINTENANCE FUND	175.98	14,053.00	(13,877.02)	1.25%	98.74%
UNIT 34 - MAINTENANCE FUND	1,388.44	153,221.00	(151,832.56)	0.90%	99.09%
UNIT 38 - MAINTENANCE FUND	382.34	76,549.00	(76,166.66)	0.49%	99.50%
UNIT 41 - MAINTENANCE FUND	163.70	4,294.00	(4,130.30)	3.81%	96.18%
UNIT 43 - MAINTENANCE FUND	7,269.58	822,755.00	(815,485.42)	0.88%	99.11%
UNIT 43 - DEBT FUND	12,118.46	1,266,143.00	(1,254,024.54)	0.95%	99.04%
UNIT 44 - MAINTENANCE FUND	270.08	51,300.00	(51,029.92)	0.52%	99.47%
UNIT 44 - DEBT FUND	3,167.02	601,571.00	(598,403.98)	0.52%	99.47%
UNIT 45 - MAINTENANCE FUND	3,478.23	258,830.00	(255,351.77)	1.34%	98.65%
Unit 45- Debt Fund	3,736.45	278,044.00	(274,307.55)	1.34%	98.65%

Northern Palm Beach County Improvement District
Summary Budget Comparison
From 10/1/2020 Through 9/30/2021

Account Title	YTD Actual	YTD Budget	Difference	% Collected	% Uncollec...
Unit 46 - Maint Fund	590.60	37,999.00	(37,408.40)	1.55%	98.44%
Unit 46 - Debt Service Fund	11,382.39	789,587.00	(778,204.61)	1.44%	98.55%
UNIT 47- MAINTENANCE FUND	442.74	41,358.00	(40,915.26)	1.07%	98.92%
UNIT 49- MAINTENANCE FUND	0.00	70,222.00	(70,222.00)	0.00%	100.00%
UNIT 51 - MAINTENANCE FUND	0.00	33,515.00	(33,515.00)	0.00%	100.00%
Unit 53 - Maintenance Fund	29.84	59,211.00	(59,181.16)	0.05%	99.94%
Unit 53 Debt Service Fund	<u>1,301.69</u>	<u>2,585,165.00</u>	<u>(2,583,863.31)</u>	<u>0.05%</u>	<u>99.94%</u>
Report Difference	278,332.34	31,694,504.00	(31,416,171.66)	0.88%	99.12%

**Northern Palm Beach County Improvement District
Investment Summary
October 31, 2020**

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)	\$ 23,718,033	\$ 24,625,266	\$ 5,100,233	44.0%	0.00%	0.00%	0.00%
Alt Ckg (TD Bank)	\$ 11,974,171	\$ 11,971,636	\$ 2,948,951	22.2%	0.25%	0.25%	0.75%
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)	\$ 34	\$ -	\$ 6,509,923	0.0%	0.00%	0.00%	2.90%
Dreyfus Pfd MM (DR194)	\$ 63	\$ -	\$ 7,012,366	0.0%	0.00%	0.00%	3.20%
Dreyfus Trsy Agy (DR521)	\$ 9	\$ -	\$ 3,004,509	0.0%	0.00%	0.00%	2.90%
JP Morgan USTrsy (J3918)	\$ 44	\$ -	\$ 9,514,451	0.0%	0.00%	0.00%	2.80%
Total Pooled Cash	\$ 35,692,354	\$ 36,596,902	\$ 34,090,433				
Bond Trust Accounts (held with Bank Of New York Mellon):							
Debt Service Funds	\$ 340,174	\$ 340,172	\$ 687,935	0.6%	0.00%	0.00%	0.00%
Reserve Funds	\$ 11,335,519	\$ 11,335,457	\$ 11,472,259	21.0%	0.50% - 5.25%	0.00% - 5.25%	0.00% - 4.625%
Project Funds	\$ 6,486,371	\$ 6,726,609	\$ 14,599,777	12.0%	0.00%	0.00%	0.00%
Total Trust Monies	\$ 18,162,064	\$ 18,402,238	\$ 26,759,971				
GRAND TOTAL	\$ 53,854,418	\$ 54,999,140	\$ 60,850,404				

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 9/30/2021
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Revenues:			
Non-ad valorem assessments	65,212	112,604	(47,392)
Intergovernmental revenues	0	0	0
Investment income	30	0	30
Miscellaneous	0	0	0
Total Revenues:	<u>65,242</u>	<u>112,604</u>	<u>(47,362)</u>
Expenditures:			
Physical Environment			
ENGINEERING FEES	0	4,000	4,000
ENGINEERING-PERMITS	0	0	0
LEGAL SERVICES	0	500	500
FINANCIAL CONS./ADVISOR	0	0	0
AUDITORS SERVICES	0	821	821
CHEMICAL WEED CONTROL	0	14,008	14,008
MOWING SERVICES	2,169	28,140	25,971
TRASH DISPOSAL	0	1,000	1,000
LANDSCAPE MAINTENANCE	44	567	523
SUPERVISORS EXPENSES	0	0	0
REPAIR & MAINT-CANAL/LAKE	0	50,000	50,000
REPAIR & MAINT - GENERAL	350	2,500	2,150
REPAIR & MAINT-TELEMETRY	0	1,000	1,000
REPAIR & MAINT-CULVERTS	0	0	0
REPAIR & MAINT - GATE	0	5,500	5,500
Other	4	470	466
Total Physical Environment	<u>2,567</u>	<u>108,506</u>	<u>105,939</u>
Capital outlay			
IMPRVMNTS OTHER THAN BLDG	0	0	0
Other	155	2,706	2,551
Total Capital outlay	<u>155</u>	<u>2,706</u>	<u>2,551</u>
Total Expenditures:	<u>2,721</u>	<u>111,212</u>	<u>108,491</u>
Excess (deficiency) of revenues over expenditures	<u>62,521</u>	<u>1,392</u>	<u>61,129</u>
Other financing sources (uses):			
Transfers out	(2,526)	(56,509)	53,983
Total Other financing sources (uses):	<u>(2,526)</u>	<u>(56,509)</u>	<u>53,983</u>
Net change in fund balance	59,994	(55,117)	115,111
Fund balances, beginning of year	<u>238,560</u>	<u>0</u>	<u>238,560</u>
Total Fund balances, beginning of year	<u>238,560</u>	<u>0</u>	<u>238,560</u>
Fund balance, end of period	<u>298,554</u>	<u>(55,117)</u>	<u>353,671</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 9/30/2021
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Revenues:			
Non-ad valorem assessments	3,095	273,662	(270,567)
Intergovernmental revenues	0	0	0
Investment income	48	0	48
Miscellaneous	500	0	500
Total Revenues:	<u>3,643</u>	<u>273,662</u>	<u>(270,019)</u>
Expenditures:			
Physical Environment			
ENGINEERING FEES	0	500	500
ENGINEERING-PERMITS	0	0	0
ENVIRONMENTAL LIASON	0	0	0
LEGAL SERVICES	0	500	500
FINANCIAL CONS./ADVISOR	0	0	0
AUDITORS SERVICES	0	1,838	1,838
CHEMICAL WEED CONTROL	0	17,293	17,293
MOWING SERVICES	857	11,124	10,267
TRASH DISPOSAL	0	250	250
LANDSCAPE MAINTENANCE	0	0	0
SUPERVISORS EXPENSES	0	0	0
REPAIR & MAINT-AERATORS	0	30,401	30,401
REPAIR & MAINT-PUMP STATN	0	0	0
REPAIR & MAINT-CANAL/LAKE	0	8,000	8,000
REPAIR & MAINT - GENERAL	0	4,500	4,500
REPAIR & MAINT-TELEMTRY	0	1,500	1,500
REPAIR & MAINT-CULVERTS	0	1,000	1,000
REPAIR & MAINT - GATE	0	800	800
R&M- Aerator refurbishments	0	6,250	6,250
Other	2,156	16,641	14,485
Total Physical Environment	<u>3,014</u>	<u>100,597</u>	<u>97,583</u>
Capital outlay			
IMPRVMNTS OTHER THAN BLDG	0	22,000	22,000
MACHINERY & EQUIPMENT	0	0	0
Other	652	11,414	10,762
Total Capital outlay	<u>652</u>	<u>33,414</u>	<u>32,762</u>
Total Expenditures:	<u>3,665</u>	<u>134,011</u>	<u>130,346</u>
Excess (deficiency) of revenues over expenditures	<u>(22)</u>	<u>139,651</u>	<u>(139,673)</u>
Other financing sources (uses):			
Transfers out	(8,508)	(179,960)	171,452
Total Other financing sources (uses):	<u>(8,508)</u>	<u>(179,960)</u>	<u>171,452</u>
Net change in fund balance	(8,530)	(40,309)	31,779
Fund balances, beginning of year	<u>385,985</u>	<u>0</u>	<u>385,985</u>
Total Fund balances, beginning of year	<u>385,985</u>	<u>0</u>	<u>385,985</u>
Fund balance, end of period	<u>377,455</u>	<u>(40,309)</u>	<u>417,764</u>

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 9/30/2021
(In Whole Numbers)

	<u>Current Year Actual</u>	<u>Total Budget - Original</u>	<u>Total Budget Variance - Original</u>
Revenues:			
Non-ad valorem assessments	1,078	109,762	(108,684)
Intergovernmental revenues	0	0	0
Investment income	32	0	32
Miscellaneous	0	0	0
Total Revenues:	<u>1,110</u>	<u>109,762</u>	<u>(108,652)</u>
Expenditures:			
Physical Environment			
ENGINEERING FEES	0	500	500
ENGINEERING-PERMITS	0	0	0
LEGAL SERVICES	0	500	500
WATER QUALITY	0	0	0
FINANCIAL CONS./ADVISOR	0	215	215
AUDITORS SERVICES	0	1,079	1,079
TRASH DISPOSAL	0	250	250
LANDSCAPE MAINTENANCE	185	2,394	2,209
SUPERVISORS EXPENSES	0	0	0
REPAIR & MAINT-PUMP STATN	0	0	0
REPAIR & MAINT-CANAL/LAKE	0	15,000	15,000
REPAIR & MAINT - GENERAL	0	12,150	12,150
REPAIR & MAINT-TELEMETRY	0	9,000	9,000
REPAIR & MAINT-ROADS	0	0	0
REPAIR & MAINT-CULVERTS	0	0	0
REPAIR & MAINT - GATE	0	1,200	1,200
Other	130	2,653	2,523
Total Physical Environment	<u>314</u>	<u>44,941</u>	<u>44,627</u>
Capital outlay			
IMPRVMNTS OTHER THAN BLDG	0	0	0
CULVERTS/STRUCTURES	0	0	0
MACHINERY & EQUIPMENT	0	0	0
Total Capital outlay	<u>0</u>	<u>0</u>	<u>0</u>
Total Expenditures:	<u>314</u>	<u>44,941</u>	<u>44,627</u>
Excess (deficiency) of revenues over expenditures	<u>796</u>	<u>64,821</u>	<u>(64,025)</u>
Other financing sources (uses):			
Transfers out	(6,485)	(70,681)	64,196
Total Other financing sources (uses):	<u>(6,485)</u>	<u>(70,681)</u>	<u>64,196</u>
Net change in fund balance	(5,689)	(5,860)	171
Fund balances, beginning of year	259,712	0	259,712
Total Fund balances, beginning of year	<u>259,712</u>	<u>0</u>	<u>259,712</u>
Fund balance, end of period	<u>254,024</u>	<u>(5,860)</u>	<u>259,884</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 9/30/2021
(In Whole Numbers)

	<u>Current Year Actual</u>	<u>Total Budget - Original</u>	<u>Total Budget Variance - Original</u>
Revenues:			
Non-ad valorem assessments	169	197,856	(197,687)
Investment income	29	0	29
Miscellaneous	<u>2,778</u>	<u>0</u>	<u>2,778</u>
Total Revenues:	<u>2,977</u>	<u>197,856</u>	<u>(194,879)</u>
Expenditures:			
Physical Environment			
ENGINEERING FEES	0	5,000	5,000
ENGINEERING-PERMITS	0	0	0
FINANCIAL CONS./ADVISOR	0	430	430
AUDITORS SERVICES	0	1,183	1,183
CHEMICAL WEED CONTROL	0	1,491	1,491
TRASH DISPOSAL	0	1,000	1,000
PRESERVE/EXOTIC MAINT	0	85,000	85,000
REPAIR & MAINT-AERATORS	0	12,500	12,500
REPAIR & MAINT - GENERAL	0	10,000	10,000
REPAIR & MAINT-ROADS	0	10,000	10,000
REPAIR & MAINT-CULVERTS	0	0	0
R&M- Aerator refurbishments	0	0	0
Other	<u>34</u>	<u>3,515</u>	<u>3,481</u>
Total Physical Environment	34	130,119	130,085
Capital outlay			
MACHINERY & EQUIPMENT	<u>0</u>	<u>0</u>	<u>0</u>
Total Capital outlay	<u>0</u>	<u>0</u>	<u>0</u>
Total Expenditures:	<u>34</u>	<u>130,119</u>	<u>130,085</u>
Excess (deficiency) of revenues over expenditures	<u>2,943</u>	<u>67,737</u>	<u>(64,794)</u>
Other financing sources (uses):			
Transfers out	<u>(4,042)</u>	<u>(37,737)</u>	<u>33,695</u>
Total Other financing sources (uses):	<u>(4,042)</u>	<u>(37,737)</u>	<u>33,695</u>
Net change in fund balance	(1,099)	30,000	(31,099)
Fund balances, beginning of year	<u>231,024</u>	<u>0</u>	<u>231,024</u>
Total Fund balances, beginning of year	<u>231,024</u>	<u>0</u>	<u>231,024</u>
Fund balance, end of period	<u>229,925</u>	<u>30,000</u>	<u>199,925</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 9/30/2021
(In Whole Numbers)

	<u>Current Year Actual</u>	<u>Total Budget - Original</u>	<u>Total Budget Variance - Original</u>
Revenues:			
Non-ad valorem assessments	8,686	291,951	(283,265)
Intergovernmental revenues	0	0	0
Investment income	33	0	33
Miscellaneous	250	0	250
Total Revenues:	<u>8,969</u>	<u>291,951</u>	<u>(282,982)</u>
Expenditures:			
Physical Environment			
ENGINEERING FEES	0	15,000	15,000
ENGINEERING-PERMITS	0	0	0
LEGAL SERVICES	1,870	500	(1,370)
FINANCIAL CONS./ADVISOR	0	0	0
AUDITORS SERVICES	0	1,327	1,327
CHEMICAL WEED CONTROL	0	27,387	27,387
MOWING SERVICES	2,933	38,046	35,113
TRASH DISPOSAL	0	1,000	1,000
LANDSCAPE MAINTENANCE	58	756	698
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	0	67,000	67,000
REPAIR & MAINT - GENERAL	0	6,000	6,000
REPAIR & MAINT-TELEMETRY	0	8,000	8,000
REPAIR & MAINT-CULVERTS	0	0	0
REPAIR & MAINT - GATE	0	700	700
Other	80	3,445	3,365
Total Physical Environment	<u>4,941</u>	<u>177,747</u>	<u>172,806</u>
Capital outlay			
IMPRVMNTS OTHER THAN BLDG	0	0	0
CULVERTS/STRUCTURES	0	0	0
Other	196	3,425	3,229
Total Capital outlay	<u>196</u>	<u>3,425</u>	<u>3,229</u>
Principal	0	0	0
Interest	0	0	0
Total Expenditures:	<u>5,137</u>	<u>181,172</u>	<u>176,035</u>
Excess (deficiency) of revenues over expenditures	<u>3,832</u>	<u>110,779</u>	<u>(106,947)</u>
Other financing sources (uses):			
Transfers out	(8,676)	(109,495)	100,819
Total Other financing sources (uses):	<u>(8,676)</u>	<u>(109,495)</u>	<u>100,819</u>
Net change in fund balance	(4,845)	1,284	(6,129)
Fund balances, beginning of year	<u>267,808</u>	<u>0</u>	<u>267,808</u>
Total Fund balances, beginning of year	<u>267,808</u>	<u>0</u>	<u>267,808</u>
Fund balance, end of period	<u>262,964</u>	<u>1,284</u>	<u>261,680</u>

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 9/30/2021
(In Whole Numbers)

	<u>Current Year Actual</u>	<u>Total Budget - Original</u>	<u>Total Budget Variance - Original</u>
Revenues:			
Non-ad valorem assessments	1,719	130,509	(128,790)
Intergovernmental revenues	0	0	0
Investment income	55	0	55
Miscellaneous	<u>0</u>	<u>0</u>	<u>0</u>
Total Revenues:	<u>1,775</u>	<u>130,509</u>	<u>(128,734)</u>
Expenditures:			
Physical Environment			
ENGINEERING FEES	0	12,000	12,000
LEGAL SERVICES	0	500	500
FINANCIAL CONS./ADVISOR	0	215	215
IT Services	0	0	0
AUDITORS SERVICES	0	1,410	1,410
CHEMICAL WEED CONTROL	0	7,879	7,879
TRASH DISPOSAL	0	250	250
SUPERVISORS EXPENSES	0	0	0
REPAIR & MAINT-AERATORS	0	27,028	27,028
REPAIR & MAINT-PUMP STATN	0	0	0
REPAIR & MAINT-CANAL/LAKE	0	0	0
REPAIR & MAINT - GENERAL	0	3,000	3,000
REPAIR & MAINT-ROADS	0	23,000	23,000
REPAIR & MAINT-CULVERTS	0	1,500	1,500
REPAIR & MAINT - GATE	0	0	0
Repairs & Maint - Catch Basins	0	20,000	20,000
R&M- Aerator refurbishments	0	12,500	12,500
REPAIR & MAINT- STREET SWEEP	1,203	15,000	13,798
Other	<u>2,114</u>	<u>27,317</u>	<u>25,203</u>
Total Physical Environment	<u>3,317</u>	<u>151,599</u>	<u>148,282</u>
Capital outlay			
MACHINERY & EQUIPMENT	<u>0</u>	<u>0</u>	<u>0</u>
Total Capital outlay	<u>0</u>	<u>0</u>	<u>0</u>
Total Expenditures:	<u>3,317</u>	<u>151,599</u>	<u>148,282</u>
Excess (deficiency) of revenues over expenditures	<u>(1,542)</u>	<u>(21,090)</u>	<u>19,548</u>
Other financing sources (uses):			
Transfers out	(5,860)	(58,193)	52,333
Capital contributions from landowners	<u>0</u>	<u>0</u>	<u>0</u>
Total Other financing sources (uses):	<u>(5,860)</u>	<u>(58,193)</u>	<u>52,333</u>
Net change in fund balance	<u>(7,402)</u>	<u>(79,283)</u>	<u>71,881</u>
Fund balances, beginning of year	<u>443,456</u>	<u>0</u>	<u>443,456</u>
Total Fund balances, beginning of year	<u>443,456</u>	<u>0</u>	<u>443,456</u>
Fund balance, end of period	<u>436,054</u>	<u>(79,283)</u>	<u>515,337</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 9/30/2021
(In Whole Numbers)

	<u>Current Year Actual</u>	<u>Total Budget - Original</u>	<u>Total Budget Variance - Original</u>
Revenues:			
Non-ad valorem assessments	13,453	392,468	(379,015)
Intergovernmental revenues	0	0	0
Investment income	63	0	63
Miscellaneous	250	0	250
Total Revenues:	<u>13,766</u>	<u>392,468</u>	<u>(378,702)</u>
Expenditures:			
Physical Environment			
ENGINEERING FEES	0	500	500
ENGINEERING-PERMITS	0	0	0
LEGAL SERVICES	0	500	500
FINANCIAL CONS./ADVISOR	0	0	0
AUDITORS SERVICES	0	2,138	2,138
CHEMICAL WEED CONTROL	0	16,585	16,585
MOWING SERVICES	1,477	19,158	17,681
TRASH DISPOSAL	0	1,000	1,000
LANDSCAPE MAINTENANCE	121	1,575	1,454
SUPERVISORS EXPENSES	0	0	0
REPAIR & MAINT-AERATORS	0	56,310	56,310
REPAIR & MAINT-CANAL/LAKE	0	10,000	10,000
REPAIR & MAINT - GENERAL	0	10,000	10,000
REPAIR & MAINT-TELEMETRY	0	5,000	5,000
REPAIR & MAINT-CULVERTS	0	2,000	2,000
REPAIR & MAINT - GATE	0	800	800
R&M- Aerator refurbishments	0	0	0
Other	3,350	43,803	40,453
Total Physical Environment	<u>4,948</u>	<u>169,369</u>	<u>164,421</u>
Capital outlay			
IMPRVMNTS OTHER THAN BLDG	0	7,000	7,000
CULVERTS/STRUCTURES	0	0	0
MACHINERY & EQUIPMENT	0	0	0
Other	625	10,939	10,314
Total Capital outlay	<u>625</u>	<u>17,939</u>	<u>17,314</u>
Principal	0	0	0
Interest	0	0	0
Total Expenditures:	<u>5,572</u>	<u>187,308</u>	<u>181,736</u>
Excess (deficiency) of revenues over expenditures	<u>8,194</u>	<u>205,160</u>	<u>(196,966)</u>
Other financing sources (uses):			
Transfers out	(8,760)	(165,160)	156,400
Total Other financing sources (uses):	<u>(8,760)</u>	<u>(165,160)</u>	<u>156,400</u>
Net change in fund balance	(567)	40,000	(40,567)
Fund balances, beginning of year	<u>498,601</u>	<u>0</u>	<u>498,601</u>
Total Fund balances, beginning of year	<u>498,601</u>	<u>0</u>	<u>498,601</u>
Fund balance, end of period	<u>498,034</u>	<u>40,000</u>	<u>458,034</u>

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 9/30/2021
(In Whole Numbers)

	<u>Current Year Actual</u>	<u>Total Budget - Original</u>	<u>Total Budget Variance - Original</u>
Revenues:			
Non-ad valorem assessments	4,513	284,279	(279,766)
Intergovernmental revenues	0	0	0
Investment income	49	0	49
Miscellaneous	0	0	0
Total Revenues:	<u>4,562</u>	<u>284,279</u>	<u>(279,717)</u>
Expenditures:			
Physical Environment			
ENGINEERING FEES	0	4,000	4,000
ENGINEERING-PERMITS	0	0	0
LEGAL SERVICES	0	500	500
WATER QUALITY	0	3,648	3,648
FINANCIAL CONS./ADVISOR	0	0	0
AUDITORS SERVICES	0	1,194	1,194
CHEMICAL WEED CONTROL	0	9,467	9,467
MOWING SERVICES	905	11,742	10,837
TRASH DISPOSAL	0	250	250
SUPERVISORS EXPENSES	0	0	0
REPAIR & MAINT-CANAL/LAKE	0	2,000	2,000
REPAIR & MAINT - GENERAL	0	2,000	2,000
REPAIR & MAINT-ROADS	0	0	0
REPAIR & MAINT-CULVERTS	0	0	0
REPAIR & MAINT - GATE	0	500	500
Other	45	2,834	2,789
Total Physical Environment	<u>950</u>	<u>38,135</u>	<u>37,185</u>
Capital outlay	579	10,141	9,562
Principal	0	75,726	75,726
Interest	0	53,625	53,625
Total Expenditures:	<u>1,529</u>	<u>177,627</u>	<u>176,098</u>
Excess (deficiency) of revenues over expenditures	<u>3,032</u>	<u>106,652</u>	<u>(103,620)</u>
Other financing sources (uses):			
Transfers out	(1,637)	(84,165)	82,528
Total Other financing sources (uses):	<u>(1,637)</u>	<u>(84,165)</u>	<u>82,528</u>
Net change in fund balance	1,395	22,487	(21,092)
Fund balances, beginning of year	386,017	0	386,017
Total Fund balances, beginning of year	<u>386,017</u>	<u>0</u>	<u>386,017</u>
Fund balance, end of period	<u>387,413</u>	<u>22,487</u>	<u>364,926</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 9/30/2021
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Revenues:			
Non-ad valorem assessments	2,988	331,925	(328,937)
Intergovernmental revenues	0	0	0
Investment income	168	0	168
Miscellaneous	0	0	0
Total Revenues:	<u>3,156</u>	<u>331,925</u>	<u>(328,769)</u>
Expenditures:			
Physical Environment			
ENGINEERING FEES	0	8,000	8,000
ENGINEERING-PERMITS	0	0	0
LEGAL SERVICES	550	1,000	450
FINANCIAL CONS./ADVISOR	0	0	0
AUDITORS SERVICES	0	1,231	1,231
MARSH MAINT-LITTORAL ZONE	0	15,568	15,568
CHEMICAL WEED CONTROL	0	32,024	32,024
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-ROADS	0	28,500	28,500
REPAIR & MAINT-CULVERTS	0	0	0
REPAIR & MAINT - GATE	0	0	0
Repairs & Maint - Catch Basins	0	20,000	20,000
Other	879	16,287	15,408
Total Physical Environment	<u>1,429</u>	<u>125,360</u>	<u>123,931</u>
Capital outlay			
IMPRVMNTS OTHER THAN BLDG	0	0	0
ROADS/BRIDGES	0	260,000	260,000
CULVERTS/STRUCTURES	0	0	0
Other	125	0	(125)
Total Capital outlay	<u>125</u>	<u>260,000</u>	<u>259,875</u>
Principal	0	0	0
Interest	0	0	0
Total Expenditures:	<u>1,554</u>	<u>385,360</u>	<u>383,806</u>
Excess (deficiency) of revenues over expenditures	<u>1,602</u>	<u>(53,435)</u>	<u>55,037</u>
Other financing sources (uses):			
Transfers in	0	0	0
Transfers out	(9,928)	(121,347)	111,419
Total Other financing sources (uses):	<u>(9,928)</u>	<u>(121,347)</u>	<u>111,419</u>
Net change in fund balance	(8,326)	(174,782)	166,456
Fund balances, beginning of year	<u>1,329,785</u>	<u>0</u>	<u>1,329,785</u>
Total Fund balances, beginning of year	<u>1,329,785</u>	<u>0</u>	<u>1,329,785</u>
Fund balance, end of period	<u>1,321,459</u>	<u>(174,782)</u>	<u>1,496,241</u>

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 9/30/2021
(In Whole Numbers)

	<u>Current Year Actual</u>	<u>Total Budget - Original</u>	<u>Total Budget Variance - Original</u>
Revenues:			
Non-ad valorem assessments	2,977	73,247	(70,270)
Intergovernmental revenues	0	0	0
Investment income	17	0	17
Miscellaneous	0	0	0
Total Revenues:	<u>2,994</u>	<u>73,247</u>	<u>(70,253)</u>
Expenditures:			
Physical Environment			
ENGINEERING FEES	0	500	500
LEGAL SERVICES	0	500	500
WATER QUALITY	0	0	0
FINANCIAL CONS./ADVISOR	0	215	215
AUDITORS SERVICES	0	673	673
LANDSCAPE MAINTENANCE	210	2,730	2,520
SUPERVISORS EXPENSES	0	0	0
REPAIR & MAINT-AERATORS	0	3,786	3,786
REPAIR & MAINT-PUMP STATN	55	10,000	9,945
REPAIR & MAINT-CANAL/LAKE	0	3,000	3,000
REPAIR & MAINT-BLDG	0	10,000	10,000
REPAIR & MAINT - GENERAL	0	2,000	2,000
REPAIR & MAINT-TELEMETRY	0	1,500	1,500
R&M- GENERATORS	0	1,000	1,000
Other	804	6,814	6,010
Total Physical Environment	<u>1,070</u>	<u>42,718</u>	<u>41,648</u>
Capital outlay			
IMPRVMNTS OTHER THAN BLDG	0	0	0
MACHINERY & EQUIPMENT	0	0	0
Other	0	0	0
Total Capital outlay	<u>0</u>	<u>0</u>	<u>0</u>
Principal	0	0	0
Total Expenditures:	<u>1,070</u>	<u>42,718</u>	<u>41,648</u>
Excess (deficiency) of revenues over expenditures	<u>1,924</u>	<u>30,529</u>	<u>(28,605)</u>
Other financing sources (uses):			
Transfers out	(2,795)	(39,159)	36,364
Total Other financing sources (uses):	<u>(2,795)</u>	<u>(39,159)</u>	<u>36,364</u>
Net change in fund balance	(871)	(8,630)	7,759
Fund balances, beginning of year	138,907	0	138,907
Total Fund balances, beginning of year	<u>138,907</u>	<u>0</u>	<u>138,907</u>
Fund balance, end of period	<u>138,036</u>	<u>(8,630)</u>	<u>146,666</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 9/30/2021
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Revenues:			
Non-ad valorem assessments	1,017	38,211	(37,194)
Investment income	28	0	28
Total Investment income	28	0	28
Total Revenues:	1,044	38,211	(37,167)
Expenditures:			
Physical Environment			
ENGINEERING FEES	0	500	500
ENGINEERING-PERMITS	0	0	0
LEGAL SERVICES	0	500	500
FINANCIAL CONS./ADVISOR	0	0	0
AUDITORS SERVICES	0	584	584
TRASH DISPOSAL	0	3,400	3,400
LANDSCAPE MAINTENANCE	56	724	668
SUPERVISORS EXPENSES	0	0	0
REPAIR & MAINT-CANAL/LAKE	0	3,000	3,000
REPAIR & MAINT - GENERAL	0	1,500	1,500
REPAIR & MAINT-TELEMETRY	0	1,500	1,500
REPAIR & MAINT-CULVERTS	0	0	0
Other	24	1,380	1,356
Total Physical Environment	80	13,088	13,008
Capital outlay			
IMPRVMNTS OTHER THAN BLDG	0	0	0
Other	0	0	0
Total Capital outlay	0	0	0
Principal	0	0	0
Interest	0	0	0
Total Expenditures:	80	13,088	13,008
Excess (deficiency) of revenues over expenditures	964	25,123	(24,159)
Other financing sources (uses):			
Transfers in	0	0	0
Transfers out	(1,914)	(21,923)	20,009
Total Other financing sources (uses):	(1,914)	(21,923)	20,009
Net change in fund balance	(950)	3,200	(4,150)
Fund balances, beginning of year	218,701	0	218,701
Total Fund balances, beginning of year	218,701	0	218,701
Fund balance, end of period	217,751	3,200	214,551

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 9/30/2021
(In Whole Numbers)

	<u>Current Year Actual</u>	<u>Total Budget - Original</u>	<u>Total Budget Variance - Original</u>
Revenues:			
Non-ad valorem assessments	2,351	93,878	(91,527)
Intergovernmental revenues	0	0	0
Investment income	35	0	35
Miscellaneous	0	0	0
Total Revenues:	<u>2,387</u>	<u>93,878</u>	<u>(91,491)</u>
Expenditures:			
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	0	856	856
LANDSCAPE MAINTENANCE	213	2,762	2,549
SUPERVISORS EXPENSES	0	0	0
BIOLOGICAL WEED CONTROL	0	0	0
REPAIR & MAINT-PUMP STATN	1,905	5,000	3,095
REPAIR & MAINT-CANAL/LAKE	0	3,000	3,000
REPAIR & MAINT-BLDG	0	10,000	10,000
REPAIR & MAINT - GENERAL	0	3,000	3,000
REPAIR & MAINT-TELEMETRY	0	1,500	1,500
R&M- GENERATORS	0	1,000	1,000
Other	972	5,531	4,559
Total Physical Environment	<u>3,090</u>	<u>33,649</u>	<u>30,559</u>
Capital outlay			
IMPRVMNTS OTHER THAN BLDG	0	12,500	12,500
Total Capital outlay	<u>0</u>	<u>12,500</u>	<u>12,500</u>
Total Expenditures:	<u>3,090</u>	<u>46,149</u>	<u>43,059</u>
Excess (deficiency) of revenues over expenditures	<u>(703)</u>	<u>47,729</u>	<u>(48,432)</u>
Other financing sources (uses):			
Transfers in	0	0	0
Transfers out	(3,345)	(38,729)	35,384
Total Other financing sources (uses):	<u>(3,345)</u>	<u>(38,729)</u>	<u>35,384</u>
Net change in fund balance	<u>(4,048)</u>	<u>9,000</u>	<u>(13,048)</u>
Fund balances, beginning of year	<u>285,458</u>	<u>0</u>	<u>285,458</u>
Total Fund balances, beginning of year	<u>285,458</u>	<u>0</u>	<u>285,458</u>
Fund balance, end of period	<u>281,410</u>	<u>9,000</u>	<u>272,410</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 9/30/2021
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Revenues:			
Non-ad valorem assessments	340	100,019	(99,679)
Intergovernmental revenues	0	0	0
Investment income	44	0	44
Miscellaneous	750	0	750
Total Revenues:	1,134	100,019	(98,885)
Expenditures:			
Physical Environment			
ENGINEERING FEES	0	500	500
ENGINEERING-PERMITS	0	0	0
LEGAL SERVICES	0	500	500
WATER QUALITY	0	3,697	3,697
FINANCIAL CONS./ADVISOR	0	0	0
AUDITORS SERVICES	0	707	707
CHEMICAL WEED CONTROL	0	5,234	5,234
MOWING SERVICES	1,286	16,686	15,400
TRASH DISPOSAL	0	1,200	1,200
LANDSCAPE MAINTENANCE	19	252	233
SUPERVISORS EXPENSES	0	0	0
REPAIR & MAINT-CANAL/LAKE	0	5,000	5,000
REPAIR & MAINT - GENERAL	0	1,000	1,000
REPAIR & MAINT-TELEMETRY	0	0	0
REPAIR & MAINT - GATE	0	2,000	2,000
Other	32	1,501	1,469
Total Physical Environment	1,337	38,277	36,940
Capital outlay			
CULVERTS/STRUCTURES	0	0	0
Other	196	3,432	3,236
Total Capital outlay	196	3,432	3,236
Principal	0	0	0
Interest	0	0	0
Total Expenditures:	1,533	41,709	40,176
Excess (deficiency) of revenues over expenditures	(399)	58,310	(58,709)
Other financing sources (uses):			
Transfers out	(3,407)	(62,058)	58,651
Total Other financing sources (uses):	(3,407)	(62,058)	58,651
Net change in fund balance	(3,806)	(3,748)	(58)
Fund balances, beginning of year	346,933	0	346,933
Total Fund balances, beginning of year	346,933	0	346,933
Fund balance, end of period	343,127	(3,748)	346,875

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 9/30/2021
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Revenues:			
Non-ad valorem assessments	696	97,423	(96,727)
Intergovernmental revenues	0	0	0
Investment income	39	0	39
Miscellaneous	0	0	0
Total Revenues:	<u>735</u>	<u>97,423</u>	<u>(96,688)</u>
Expenditures:			
Physical Environment			
ENGINEERING FEES	0	500	500
ENGINEERING-PERMITS	0	0	0
LEGAL SERVICES	0	500	500
WATER QUALITY	0	5,510	5,510
FINANCIAL CONS./ADVISOR	0	0	0
AUDITORS SERVICES	0	713	713
CHEMICAL WEED CONTROL	0	3,553	3,553
MOWING SERVICES	667	8,652	7,985
TRASH DISPOSAL	0	1,000	1,000
LANDSCAPE MAINTENANCE	29	378	349
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	0	1,500	1,500
REPAIR & MAINT-TELEMETRY	0	4,500	4,500
REPAIR & MAINT-CULVERTS	0	1,500	1,500
REPAIR & MAINT - GATE	0	500	500
REPAIR & MAINT - IRRIGATION	0	0	0
Other	23	1,135	1,112
Total Physical Environment	<u>719</u>	<u>34,941</u>	<u>34,222</u>
Capital outlay			
IMPRVMNTS OTHER THAN BLDG	0	7,000	7,000
CULVERTS/STRUCTURES	0	0	0
Other	128	2,241	2,113
Total Capital outlay	<u>128</u>	<u>9,241</u>	<u>9,113</u>
Interest	0	0	0
Total Expenditures:	<u>847</u>	<u>44,182</u>	<u>43,335</u>
Excess (deficiency) of revenues over expenditures	<u>(113)</u>	<u>53,241</u>	<u>(53,354)</u>
Other financing sources (uses):			
Transfers out	(3,208)	(69,365)	66,157
Total Other financing sources (uses):	<u>(3,208)</u>	<u>(69,365)</u>	<u>66,157</u>
Net change in fund balance	(3,320)	(16,124)	12,804
Fund balances, beginning of year	<u>308,451</u>	<u>0</u>	<u>308,451</u>
Total Fund balances, beginning of year	<u>308,451</u>	<u>0</u>	<u>308,451</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 9/30/2021
 (In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Fund balance, end of period	305,131	(16,124)	321,255

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 9/30/2021
(In Whole Numbers)

	<u>Current Year Actual</u>	<u>Total Budget - Original</u>	<u>Total Budget Variance - Original</u>
Revenues:			
Non-ad valorem assessments	5,027	633,216	(628,189)
Intergovernmental revenues	0	0	0
Investment income	146	0	146
Miscellaneous	0	0	0
Total Revenues:	<u>5,173</u>	<u>633,216</u>	<u>(628,043)</u>
Expenditures:			
Physical Environment			
ENGINEERING FEES	0	1,000	1,000
ENGINEERING-PERMITS	0	0	0
LEGAL SERVICES	0	500	500
WATER QUALITY	0	1,384	1,384
FINANCIAL CONS./ADVISOR	0	0	0
AUDITORS SERVICES	0	3,993	3,993
MARSH MAINT-LITTORAL ZONE	0	0	0
CHEMICAL WEED CONTROL	1,825	23,906	22,081
MOWING SERVICES	1,048	13,596	12,548
TRASH DISPOSAL	0	250	250
LANDSCAPE MAINTENANCE	192	2,488	2,296
SUPERVISORS EXPENSES	0	0	0
BIOLOGICAL WEED CONTROL	0	0	0
PRESERVE/EXOTIC MAINT	382	125,400	125,018
UPLAND MAINTENANCE	4,827	11,329	6,502
PARK MAINTENANCE	0	0	0
REPAIR & MAINT-AERATORS	0	66,941	66,941
REPAIR & MAINT-PUMP STATN	0	0	0
REPAIR & MAINT-CANAL/LAKE	0	10,000	10,000
REPAIR & MAINT-BLDG	0	5,000	5,000
REPAIR & MAINT - GENERAL	0	12,000	12,000
REPAIR & MAINT-TELEMETRY	0	3,000	3,000
REPAIR & MAINT-ROADS	0	35,000	35,000
REPAIR & MAINT-CULVERTS	0	2,000	2,000
REPAIR & MAINT - GATE	0	500	500
R&M- Aerator refurbishments	0	12,500	12,500
R & M PRESERVE STRUCTURES	0	35,000	35,000
Other	6,992	80,226	73,234
Total Physical Environment	<u>15,266</u>	<u>446,013</u>	<u>430,747</u>
Capital outlay			
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
Total Capital outlay	<u>0</u>	<u>0</u>	<u>0</u>
Principal	0	0	0
Total Expenditures:	<u>15,266</u>	<u>446,013</u>	<u>430,747</u>
Excess (deficiency) of revenues over expenditures	<u>(10,093)</u>	<u>187,203</u>	<u>(197,296)</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 9/30/2021
(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>(16,663)</u>	<u>(181,061)</u>	<u>164,398</u>
Total Other financing sources (uses):	<u>(16,663)</u>	<u>(181,061)</u>	<u>164,398</u>
Net change in fund balance	(26,756)	6,142	(32,898)
Fund balances, beginning of year	1,170,755	0	1,170,755
Total Fund balances, beginning of year	<u>1,170,755</u>	<u>0</u>	<u>1,170,755</u>
Fund balance, end of period	<u><u>1,143,999</u></u>	<u><u>6,142</u></u>	<u><u>1,137,857</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 9/30/2021
(In Whole Numbers)

	<u>Current Year Actual</u>	<u>Total Budget - Original</u>	<u>Total Budget Variance - Original</u>
Revenues:			
Non-ad valorem assessments	3,957	531,979	(528,022)
Intergovernmental revenues	0	0	0
Investment income	109	0	109
Miscellaneous	0	0	0
Total Revenues:	<u>4,066</u>	<u>531,979</u>	<u>(527,913)</u>
Expenditures:			
Physical Environment			
ENGINEERING FEES	0	500	500
ENGINEERING-PERMITS	0	0	0
LEGAL SERVICES	0	500	500
FINANCIAL CONS./ADVISOR	0	215	215
AUDITORS SERVICES	0	3,452	3,452
MARSH MAINT-LITTORAL ZONE	0	0	0
CHEMICAL WEED CONTROL	780	10,213	9,433
TRASH DISPOSAL	0	250	250
LANDSCAPE MAINTENANCE	146	1,890	1,744
SUPERVISORS EXPENSES	0	0	0
BIOLOGICAL WEED CONTROL	0	0	0
PRESERVE/EXOTIC MAINT	1,257	125,400	124,143
UPLAND MAINTENANCE	11,800	27,692	15,892
PARK MAINTENANCE	0	0	0
REPAIR & MAINT-AERATORS	0	31,909	31,909
REPAIR & MAINT-PUMP STATN	0	0	0
REPAIR & MAINT-CANAL/LAKE	0	7,500	7,500
REPAIR & MAINT-BLDG	0	5,000	5,000
REPAIR & MAINT - GENERAL	0	10,000	10,000
REPAIR & MAINT-TELEMETRY	0	3,000	3,000
REPAIR & MAINT-ROADS	0	35,000	35,000
REPAIR & MAINT-CULVERTS	0	11,250	11,250
REPAIR & MAINT - GATE	0	400	400
R&M- Aerator refurbishments	0	6,250	6,250
R & M PRESERVE STRUCTURES	1,220	35,000	33,780
Other	4,072	51,793	47,721
Total Physical Environment	<u>19,274</u>	<u>367,214</u>	<u>347,940</u>
Capital outlay			
IMPRVMNTS OTHER THAN BLDG	0	0	0
CULVERTS/STRUCTURES	0	0	0
MACHINERY & EQUIPMENT	0	0	0
Other	0	0	0
Total Capital outlay	<u>0</u>	<u>0</u>	<u>0</u>
Principal	<u>0</u>	<u>0</u>	<u>0</u>
Total Expenditures:	<u>19,274</u>	<u>367,214</u>	<u>347,940</u>
Excess (deficiency) of revenues over expenditures	<u>(15,208)</u>	<u>164,765</u>	<u>(179,973)</u>
Other financing sources (uses):			
Transfers out	(14,880)	(143,487)	128,607

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 9/30/2021
(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>(14,880)</u>	<u>(143,487)</u>	<u>128,607</u>
Net change in fund balance	(30,088)	21,278	(51,366)
Fund balances, beginning of year	<u>876,281</u>	<u>0</u>	<u>876,281</u>
Total Fund balances, beginning of year	<u>876,281</u>	<u>0</u>	<u>876,281</u>
Fund balance, end of period	<u>846,193</u>	<u>21,278</u>	<u>824,915</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 9/30/2021
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Revenues:			
Non-ad valorem assessments	39,190	2,223,100	(2,183,910)
Intergovernmental revenues	0	0	0
Investment income	341	0	341
Miscellaneous	0	0	0
Total Revenues:	39,531	2,223,100	(2,183,569)
Expenditures:			
Physical Environment			
ENGINEERING FEES	0	43,000	43,000
ENGINEERING-PERMITS	0	0	0
LEGAL SERVICES	413	1,000	588
WATER QUALITY	0	14,145	14,145
FINANCIAL CONS./ADVISOR	0	0	0
AUDITORS SERVICES	0	12,293	12,293
MARSH MAINT-LITTORAL ZONE	0	349,750	349,750
CHEMICAL WEED CONTROL	0	221,070	221,070
MECHANICAL WEED CONTROL	0	0	0
MOWING SERVICES	2,544	33,001	30,457
TRASH DISPOSAL	0	250	250
LANDSCAPE MAINTENANCE	767	9,949	9,182
SUPERVISORS EXPENSES	0	0	0
PRESERVE/EXOTIC MAINT	0	63,000	63,000
REPAIR & MAINT-AERATORS	0	217,934	217,934
REPAIR & MAINT-PUMP STATN	166	21,000	20,834
REPAIR & MAINT-VEHICLES	0	0	0
REPAIR & MAINT-CANAL/LAKE	0	19,000	19,000
REPAIR & MAINT-BLDG	0	70,000	70,000
REPAIR & MAINT - GENERAL	0	10,000	10,000
REPAIR & MAINT-TELEMETRY	0	8,000	8,000
REPAIR & MAINT-ROADS	150	101,000	100,850
REPAIR & MAINT-CULVERTS	0	13,750	13,750
REPAIR & MAINT - GATE	0	3,500	3,500
R & M - HVAC REPAIRS	0	0	0
Repairs & Maint - Catch Basins	0	25,000	25,000
R&M- Aerator refurbishments	0	31,250	31,250
R&M- GENERATORS	0	1,000	1,000
Other	21,211	211,627	190,416
Total Physical Environment	25,250	1,480,519	1,455,269
Capital outlay			
IMPRVMNTS OTHER THAN BLDG	0	0	0
ROADS/BRIDGES	0	205,000	205,000
CULVERTS/STRUCTURES	0	0	0
MACHINERY & EQUIPMENT	0	0	0
Other	405	7,093	6,688
Total Capital outlay	405	212,093	211,688
Principal	0	166,557	166,557
Interest	0	32,740	32,740
Total Expenditures:	25,655	1,891,909	1,866,254

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 9/30/2021
(In Whole Numbers)

	<u>Current Year Actual</u>	<u>Total Budget - Original</u>	<u>Total Budget Variance - Original</u>
Excess (deficiency) of revenues over expenditures	<u>13,876</u>	<u>331,191</u>	<u>(317,315)</u>
Other financing sources (uses):			
Transfers in	0	0	0
Transfers out	(46,856)	(569,083)	522,227
Capital contributions from landowners	<u>0</u>	<u>0</u>	<u>0</u>
Total Other financing sources (uses):	<u>(46,856)</u>	<u>(569,083)</u>	<u>522,227</u>
Net change in fund balance	(32,980)	(237,892)	204,912
Fund balances, beginning of year	<u>2,745,231</u>	<u>0</u>	<u>2,745,231</u>
Total Fund balances, beginning of year	<u>2,745,231</u>	<u>0</u>	<u>2,745,231</u>
Fund balance, end of period	<u><u>2,712,252</u></u>	<u><u>(237,892)</u></u>	<u><u>2,950,144</u></u>

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 9/30/2021
(In Whole Numbers)

	<u>Current Year Actual</u>	<u>Total Budget - Original</u>	<u>Total Budget Variance - Original</u>
Revenues:			
Non-ad valorem assessments	981	49,821	(48,840)
Intergovernmental revenues	0	0	0
Investment income	21	0	21
Miscellaneous	0	0	0
Total Revenues:	<u>1,002</u>	<u>49,821</u>	<u>(48,819)</u>
Expenditures:			
Physical Environment			
ENGINEERING FEES	0	0	0
ENGINEERING-PERMITS	0	0	0
FINANCIAL CONS./ADVISOR	0	0	0
AUDITORS SERVICES	0	400	400
CHEMICAL WEED CONTROL	0	176	176
MOWING SERVICES	167	2,163	1,996
TRASH DISPOSAL	0	250	250
LANDSCAPE MAINTENANCE	44	567	523
SUPERVISORS EXPENSES	0	0	0
REPAIR & MAINT-AERATORS	0	0	0
REPAIR & MAINT-PUMP STATN	0	0	0
REPAIR & MAINT-CANAL/LAKE	0	4,000	4,000
REPAIR & MAINT - GENERAL	0	500	500
REPAIR & MAINT-TELEMETRY	0	1,000	1,000
REPAIR & MAINT - GATE	0	3,000	3,000
Other	10	496	486
Total Physical Environment	<u>220</u>	<u>12,552</u>	<u>12,332</u>
Capital outlay			
IMPRVMNTS OTHER THAN BLDG	0	0	0
Other	142	2,484	2,342
Total Capital outlay	<u>142</u>	<u>2,484</u>	<u>2,342</u>
Total Expenditures:	<u>362</u>	<u>15,036</u>	<u>14,674</u>
Excess (deficiency) of revenues over expenditures	<u>640</u>	<u>34,785</u>	<u>(34,145)</u>
Other financing sources (uses):			
Transfers out	(1,169)	(41,706)	40,537
Total Other financing sources (uses):	<u>(1,169)</u>	<u>(41,706)</u>	<u>40,537</u>
Net change in fund balance	(529)	(6,921)	6,392
Fund balances, beginning of year	<u>165,225</u>	<u>0</u>	<u>165,225</u>
Total Fund balances, beginning of year	<u>165,225</u>	<u>0</u>	<u>165,225</u>
Fund balance, end of period	<u>164,696</u>	<u>(6,921)</u>	<u>171,617</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 9/30/2021
(In Whole Numbers)

	<u>Current Year Actual</u>	<u>Total Budget - Original</u>	<u>Total Budget Variance - Original</u>
Revenues:			
Non-ad valorem assessments	399	26,789	(26,390)
Intergovernmental revenues	0	0	0
Investment income	12	0	12
Miscellaneous	0	0	0
Total Revenues:	<u>411</u>	<u>26,789</u>	<u>(26,378)</u>
Expenditures:			
Physical Environment			
ENGINEERING FEES	0	0	0
FINANCIAL CONS./ADVISOR	0	0	0
AUDITORS SERVICES	0	170	170
CHEMICAL WEED CONTROL	0	1,044	1,044
TRASH DISPOSAL	0	250	250
SUPERVISORS EXPENSES	0	0	0
REPAIR & MAINT-AERATORS	0	7,831	7,831
REPAIR & MAINT-CANAL/LAKE	0	500	500
REPAIR & MAINT - GENERAL	0	1,000	1,000
REPAIR & MAINT-CULVERTS	0	0	0
REPAIR & MAINT - GATE	0	0	0
R&M- Aerator refurbishments	0	0	0
Other	140	1,515	1,375
Total Physical Environment	<u>140</u>	<u>12,310</u>	<u>12,170</u>
Capital outlay			
CULVERTS/STRUCTURES	0	0	0
MACHINERY & EQUIPMENT	0	0	0
Total Capital outlay	<u>0</u>	<u>0</u>	<u>0</u>
Total Expenditures:	<u>140</u>	<u>12,310</u>	<u>12,170</u>
Excess (deficiency) of revenues over expenditures	<u>271</u>	<u>14,479</u>	<u>(14,208)</u>
Other financing sources (uses):			
Transfers out	(1,237)	(9,222)	7,985
Total Other financing sources (uses):	<u>(1,237)</u>	<u>(9,222)</u>	<u>7,985</u>
Net change in fund balance	(966)	5,257	(6,223)
Fund balances, beginning of year	<u>95,632</u>	<u>0</u>	<u>95,632</u>
Total Fund balances, beginning of year	<u>95,632</u>	<u>0</u>	<u>95,632</u>
Fund balance, end of period	<u>94,667</u>	<u>5,257</u>	<u>89,410</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 9/30/2021
(In Whole Numbers)

	<u>Current Year Actual</u>	<u>Total Budget - Original</u>	<u>Total Budget Variance - Original</u>
Revenues:			
Non-ad valorem assessments	13,769	700,666	(686,897)
Intergovernmental revenues	0	0	0
Investment income	70	0	70
Miscellaneous	750	0	750
Total Revenues:	<u>14,589</u>	<u>700,666</u>	<u>(686,077)</u>
Expenditures:			
Physical Environment			
ENGINEERING FEES	0	5,000	5,000
ENGINEERING-PERMITS	0	0	0
LEGAL SERVICES	1,073	2,000	928
WATER QUALITY	0	4,623	4,623
FINANCIAL CONS./ADVISOR	0	0	0
OTHER PROFESSIONAL SVCS	0	0	0
AUDITORS SERVICES	0	4,685	4,685
CHEMICAL WEED CONTROL	0	35,521	35,521
MECHANICAL WEED CONTROL	0	0	0
MOWING SERVICES	381	4,944	4,563
TRASH DISPOSAL	0	1,000	1,000
LANDSCAPE MAINTENANCE	187	2,431	2,244
SUPERVISORS EXPENSES	0	0	0
REPAIR & MAINT-AERATORS	0	143,005	143,005
REPAIR & MAINT-PUMP STATN	55	20,000	19,945
REPAIR & MAINT-CANAL/LAKE	0	0	0
REPAIR & MAINT-BLDG	0	10,000	10,000
REPAIR & MAINT - GENERAL	0	4,750	4,750
REPAIR & MAINT-TELEMETRY	0	6,000	6,000
REPAIR & MAINT-CULVERTS	0	5,000	5,000
REPAIR & MAINT - GATE	0	0	0
R&M- Aerator refurbishments	0	25,000	25,000
R&M- GENERATORS	0	1,000	1,000
Other	23,488	144,497	121,009
Total Physical Environment	<u>25,184</u>	<u>419,456</u>	<u>394,272</u>
Capital outlay			
IMPRVMNTS OTHER THAN BLDG	0	0	0
CULVERTS/STRUCTURES	0	0	0
MACHINERY & EQUIPMENT	0	0	0
Other	81	1,418	1,337
Total Capital outlay	<u>81</u>	<u>1,418</u>	<u>1,337</u>
Principal	0	107,713	107,713
Interest	0	30,518	30,518
Total Expenditures:	<u>25,265</u>	<u>559,105</u>	<u>533,840</u>
Excess (deficiency) of revenues over expenditures	<u>(10,676)</u>	<u>141,561</u>	<u>(152,237)</u>
Other financing sources (uses):			
Transfers out	(13,117)	(159,150)	146,033
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 9/30/2021
(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>(13,117)</u>	<u>(159,150)</u>	<u>146,033</u>
Net change in fund balance	(23,793)	(17,589)	(6,204)
Fund balances, beginning of year	<u>577,954</u>	<u>0</u>	<u>577,954</u>
Total Fund balances, beginning of year	<u>577,954</u>	<u>0</u>	<u>577,954</u>
Fund balance, end of period	<u>554,161</u>	<u>(17,589)</u>	<u>571,750</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 9/30/2021
(In Whole Numbers)

	<u>Current Year Actual</u>	<u>Total Budget - Original</u>	<u>Total Budget Variance - Original</u>
Revenues:			
Non-ad valorem assessments	44,381	746,483	(702,102)
Intergovernmental revenues	0	0	0
Investment income	54	0	54
Miscellaneous	12,276	0	12,276
Total Revenues:	<u>56,711</u>	<u>746,483</u>	<u>(689,772)</u>
Expenditures:			
Physical Environment			
ENGINEERING FEES	0	3,000	3,000
ENGINEERING-PERMITS	0	0	0
LEGAL SERVICES	990	1,000	10
FINANCIAL CONS./ADVISOR	0	0	0
AUDITORS SERVICES	0	3,682	3,682
CHEMICAL WEED CONTROL	0	68,226	68,226
MOWING SERVICES	762	9,888	9,126
TRASH DISPOSAL	0	30,000	30,000
LANDSCAPE MAINTENANCE	102	1,323	1,221
SUPERVISORS EXPENSES	0	0	0
REPAIR & MAINT-AERATORS	0	142,128	142,128
REPAIR & MAINT-PUMP STATN	0	0	0
REPAIR & MAINT-CANAL/LAKE	0	10,000	10,000
REPAIR & MAINT - GENERAL	0	12,000	12,000
REPAIR & MAINT-TELEMETRY	0	5,000	5,000
REPAIR & MAINT-ROADS	0	0	0
REPAIR & MAINT-CULVERTS	0	0	0
REPAIR & MAINT - GATE	0	500	500
Repairs & Maint - Catch Basins	0	0	0
R&M- Aerator refurbishments	0	25,000	25,000
Other	14,111	138,014	123,903
Total Physical Environment	<u>15,965</u>	<u>449,761</u>	<u>433,796</u>
Capital outlay			
IMPRVMNTS OTHER THAN BLDG	0	24,000	24,000
CULVERTS/STRUCTURES	0	0	0
MACHINERY & EQUIPMENT	18,722	0	(18,722)
Other	344	6,026	5,682
Total Capital outlay	<u>19,066</u>	<u>30,026</u>	<u>10,960</u>
Principal	0	43,640	43,640
Interest	0	30,903	30,903
Total Expenditures:	<u>35,031</u>	<u>554,330</u>	<u>519,299</u>
Excess (deficiency) of revenues over expenditures	<u>21,680</u>	<u>192,153</u>	<u>(170,473)</u>
Other financing sources (uses):			
Transfers out	(9,302)	(146,705)	137,403
Total Other financing sources (uses):	<u>(9,302)</u>	<u>(146,705)</u>	<u>137,403</u>
Net change in fund balance	12,378	45,448	(33,070)
Fund balances, beginning of year	448,607	0	448,607

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 9/30/2021
 (In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Total Fund balances, beginning of year	448,607	0	448,607
Fund balance, end of period	460,985	45,448	415,537

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 9/30/2021
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Revenues:			
Non-ad valorem assessments	1,784	695,124	(693,340)
Intergovernmental revenues	0	0	0
Investment income	140	0	140
Miscellaneous	12,434	0	12,434
Total Revenues:	14,357	695,124	(680,767)
Expenditures:			
Physical Environment			
ENGINEERING FEES	0	33,000	33,000
ENGINEERING-PERMITS	0	0	0
ENVIRONMENTAL LIASON	0	25,031	25,031
LEGAL SERVICES	9,103	5,000	(4,103)
WATER QUALITY	0	5,416	5,416
FINANCIAL CONS./ADVISOR	0	215	215
AUDITORS SERVICES	0	4,086	4,086
MARSH MAINT-LITTORAL ZONE	0	5,075	5,075
CHEMICAL WEED CONTROL	0	36,708	36,708
MOWING SERVICES	3,988	51,732	47,744
SECURITY SERVICES	45,179	276,441	231,262
TRASH DISPOSAL	0	5,000	5,000
LANDSCAPE MAINTENANCE	584	7,577	6,993
SUPERVISORS EXPENSES	0	0	0
PRESERVE/EXOTIC MAINT	0	15,000	15,000
REPAIR & MAINT-AERATORS	0	0	0
REPAIR & MAINT-CANAL/LAKE	0	20,000	20,000
REPAIR & MAINT - GENERAL	0	1,000	1,000
REPAIR & MAINT-TELEMETRY	0	10,000	10,000
REPAIR & MAINT-ROADS	0	34,250	34,250
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	481	7,750	7,269
Other	961	13,307	12,346
Total Physical Environment	60,294	577,088	516,794
Capital outlay			
ROADS/BRIDGES	0	343,000	343,000
CULVERTS/STRUCTURES	0	0	0
CANALS/LAKES/OTHER DRAINAGE	0	0	0
Other	190	1,144	954
Total Capital outlay	190	344,144	343,954
Principal	0	0	0
Total Expenditures:	60,485	921,232	860,747
Excess (deficiency) of revenues over expenditures	(46,127)	(226,108)	179,981

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 9/30/2021
(In Whole Numbers)

	<u>Current Year Actual</u>	<u>Total Budget - Original</u>	<u>Total Budget Variance - Original</u>
Transfers out	(18,093)	(141,712)	123,619
Capital contributions from landowners	<u>0</u>	<u>0</u>	<u>0</u>
Total Other financing sources (uses):	<u>(18,093)</u>	<u>(141,712)</u>	<u>123,619</u>
Net change in fund balance	(64,220)	(367,820)	303,600
Fund balances, beginning of year	1,148,999	0	1,148,999
Total Fund balances, beginning of year	<u>1,148,999</u>	<u>0</u>	<u>1,148,999</u>
Fund balance, end of period	<u><u>1,084,779</u></u>	<u><u>(367,820)</u></u>	<u><u>1,452,599</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 9/30/2021
(In Whole Numbers)

	<u>Current Year Actual</u>	<u>Total Budget - Original</u>	<u>Total Budget Variance - Original</u>
Revenues:			
Non-ad valorem assessments	24,702	1,485,387	(1,460,685)
Intergovernmental revenues	9,436	255,000	(245,564)
Investment income	258	0	258
Miscellaneous	0	0	0
Total Revenues:	<u>34,395</u>	<u>1,740,387</u>	<u>(1,705,992)</u>
Expenditures:			
Physical Environment			
ENGINEERING FEES	0	10,000	10,000
ENGINEERING-PERMITS	0	0	0
LEGAL SERVICES	880	30,000	29,120
LEGAL - SPECIAL SERVICES	0	0	0
WATER QUALITY	3,526	340,899	337,373
FINANCIAL CONS./ADVISOR	0	0	0
OTHER PROFESSIONAL SVCS	0	0	0
AUDITORS SERVICES	0	9,364	9,364
MARSH MAINT-LITTORAL ZONE	0	338,914	338,914
CHEMICAL WEED CONTROL	0	159,190	159,190
TRASH DISPOSAL	273	1,900	1,627
LANDSCAPE MAINTENANCE	1,193	15,477	14,284
SUPERVISORS EXPENSES	0	0	0
PRESERVE/EXOTIC MAINT	0	0	0
REPAIR & MAINT-AERATORS	0	147,087	147,087
REPAIR & MAINT-PUMP STATN	1,466	20,000	18,534
REPAIR & MAINT-CANAL/LAKE	0	14,000	14,000
REPAIR & MAINT-BLDG	0	15,000	15,000
REPAIR & MAINT - GENERAL	0	8,000	8,000
REPAIR & MAINT-TELEMETRY	0	29,000	29,000
REPAIR & MAINT-ROADS	0	35,000	35,000
REPAIR & MAINT-CULVERTS	0	6,250	6,250
REPAIR & MAINT - GATE	0	5,000	5,000
Repairs & Maint - Catch Basins	0	30,000	30,000
R&M- Aerator refurbishments	0	25,000	25,000
R&M- GENERATORS	0	1,000	1,000
REPAIR & MAINT- STREET SWEEP	2,074	29,000	26,926
Other	<u>15,135</u>	<u>198,007</u>	<u>182,872</u>
Total Physical Environment	<u>24,546</u>	<u>1,468,088</u>	<u>1,443,542</u>
Capital outlay			
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>166</u>	<u>2,899</u>	<u>2,733</u>
Total Capital outlay	<u>166</u>	<u>2,899</u>	<u>2,733</u>
Principal	<u>0</u>	<u>0</u>	<u>0</u>
Total Expenditures:	<u>24,712</u>	<u>1,470,987</u>	<u>1,446,275</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 9/30/2021
(In Whole Numbers)

	<u>Current Year Actual</u>	<u>Total Budget - Original</u>	<u>Total Budget Variance - Original</u>
Excess (deficiency) of revenues over expenditures	<u>9,684</u>	<u>269,400</u>	<u>(259,716)</u>
Other financing sources (uses):			
Transfers in	0	0	0
Transfers out	(31,372)	(335,749)	304,377
Capital contributions from landowners	3,353	22,047	(18,694)
Total Other financing sources (uses):	<u>(28,019)</u>	<u>(313,702)</u>	<u>285,683</u>
Net change in fund balance	(18,335)	(44,302)	25,967
Fund balances, beginning of year	<u>2,051,760</u>	<u>0</u>	<u>2,051,760</u>
Total Fund balances, beginning of year	<u>2,051,760</u>	<u>0</u>	<u>2,051,760</u>
Fund balance, end of period	<u>2,033,425</u>	<u>(44,302)</u>	<u>2,077,727</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 9/30/2021
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Revenues:			
Non-ad valorem assessments	836	299,860	(299,024)
Intergovernmental revenues	0	0	0
Investment income	36	0	36
Miscellaneous	0	0	0
Total Revenues:	872	299,860	(298,988)
Expenditures:			
Physical Environment			
ENGINEERING FEES	0	1,000	1,000
ENGINEERING-PERMITS	0	0	0
LEGAL SERVICES	0	500	500
WATER QUALITY	0	12,400	12,400
FINANCIAL CONS./ADVISOR	0	0	0
AUDITORS SERVICES	0	2,311	2,311
MARSH MAINT-LITTORAL ZONE	0	15,568	15,568
CHEMICAL WEED CONTROL	0	26,401	26,401
MOWING SERVICES	333	4,326	3,993
TRASH DISPOSAL	0	250	250
LANDSCAPE MAINTENANCE	44	567	523
SUPERVISORS EXPENSES	0	0	0
PRESERVE/EXOTIC MAINT	0	12,000	12,000
REPAIR & MAINT-AERATORS	0	49,048	49,048
REPAIR & MAINT-PUMP STATN	0	0	0
REPAIR & MAINT-CANAL/LAKE	0	15,000	15,000
REPAIR & MAINT - GENERAL	0	2,000	2,000
REPAIR & MAINT-TELEMETRY	0	6,000	6,000
REPAIR & MAINT-CULVERTS	0	20,000	20,000
REPAIR & MAINT - GATE	0	5,200	5,200
Repairs & Maint - Catch Basins	0	0	0
R&M- Aerator refurbishments	0	6,250	6,250
Other	5,243	44,259	39,016
Total Physical Environment	5,620	223,080	217,460
Capital outlay			
IMPRVMNTS OTHER THAN BLDG	0	0	0
CULVERTS/STRUCTURES	0	0	0
MACHINERY & EQUIPMENT	0	0	0
Other	101	1,771	1,670
Total Capital outlay	101	1,771	1,670
Interest	0	0	0
Total Expenditures:	5,721	224,851	219,130
Excess (deficiency) of revenues over expenditures	(4,849)	75,009	(79,858)
Other financing sources (uses):			
Transfers in	0	0	0
Transfers out	(11,076)	(123,504)	112,428
Total Other financing sources (uses):	(11,076)	(123,504)	112,428
Net change in fund balance	(15,924)	(48,495)	32,571

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 9/30/2021
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Fund balances, beginning of year	294,541	0	294,541
Total Fund balances, beginning of year	294,541	0	294,541
Fund balance, end of period	278,617	(48,495)	327,112

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 9/30/2021
(In Whole Numbers)

	<u>Current Year Actual</u>	<u>Total Budget - Original</u>	<u>Total Budget Variance - Original</u>
Revenues:			
Non-ad valorem assessments	121	39,109	(38,988)
Investment income	58	0	58
Miscellaneous	0	0	0
Total Revenues:	<u>179</u>	<u>39,109</u>	<u>(38,930)</u>
Expenditures:			
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	0	114	114
SUPERVISORS EXPENSES	0	0	0
REPAIR & MAINT - GENERAL	0	10,000	10,000
REPAIR & MAINT-TELEMETRY	0	0	0
Other	1	388	387
Total Physical Environment	<u>1</u>	<u>12,002</u>	<u>12,001</u>
Capital outlay			
IMPRVMNTS OTHER THAN BLDG	0	0	0
MACHINERY & EQUIPMENT	0	15,000	15,000
Total Capital outlay	<u>0</u>	<u>15,000</u>	<u>15,000</u>
Total Expenditures:	<u>1</u>	<u>27,002</u>	<u>27,001</u>
Excess (deficiency) of revenues over expenditures	<u>178</u>	<u>12,107</u>	<u>(11,929)</u>
Other financing sources (uses):			
Transfers in	0	0	0
Transfers out	(1,382)	(12,107)	10,725
Total Other financing sources (uses):	<u>(1,382)</u>	<u>(12,107)</u>	<u>10,725</u>
Net change in fund balance	(1,204)	0	(1,204)
Fund balances, beginning of year	<u>460,025</u>	<u>0</u>	<u>460,025</u>
Total Fund balances, beginning of year	<u>460,025</u>	<u>0</u>	<u>460,025</u>
Fund balance, end of period	<u>458,821</u>	<u>0</u>	<u>458,821</u>

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 9/30/2021
(In Whole Numbers)

	<u>Current Year Actual</u>	<u>Total Budget - Original</u>	<u>Total Budget Variance - Original</u>
Revenues:			
Non-ad valorem assessments	9,587	70,651	(61,064)
Intergovernmental revenues	0	0	0
Investment income	38	0	38
Miscellaneous	0	0	0
Total Revenues:	<u>9,625</u>	<u>70,651</u>	<u>(61,026)</u>
Expenditures:			
Physical Environment			
ENGINEERING FEES	0	150,500	150,500
ENGINEERING-PERMITS	0	0	0
LEGAL SERVICES	0	500	500
SPECIAL SERVICES	0	0	0
WATER QUALITY	0	1,620	1,620
FINANCIAL CONS./ADVISOR	0	0	0
OTHER PROFESSIONAL SVCS	0	0	0
AUDITORS SERVICES	0	609	609
CHEMICAL WEED CONTROL	0	6,281	6,281
TRASH DISPOSAL	0	250	250
SUPERVISORS EXPENSES	0	0	0
REPAIR & MAINT-CANAL/LAKE	0	10,000	10,000
REPAIR & MAINT - GENERAL	0	13,500	13,500
Repairs & Maint - Catch Basins	0	15,000	15,000
Other	13	616	603
Total Physical Environment	<u>13</u>	<u>198,876</u>	<u>198,863</u>
Capital outlay			
CULVERTS/STRUCTURES	0	0	0
Other	27	478	451
Total Capital outlay	<u>27</u>	<u>478</u>	<u>451</u>
Principal	0	0	0
Interest	0	0	0
Total Expenditures:	<u>40</u>	<u>199,354</u>	<u>199,314</u>
Excess (deficiency) of revenues over expenditures	<u>9,585</u>	<u>(128,703)</u>	<u>138,288</u>
Other financing sources (uses):			
Transfers out	(1,554)	(17,412)	15,858
Capital contributions from landowners	0	0	0
Proceeds from sales/disposals of capital assets	0	0	0
Total Other financing sources (uses):	<u>(1,554)</u>	<u>(17,412)</u>	<u>15,858</u>
Net change in fund balance	8,031	(146,115)	154,146
Fund balances, beginning of year	<u>293,591</u>	<u>0</u>	<u>293,591</u>
Total Fund balances, beginning of year	<u>293,591</u>	<u>0</u>	<u>293,591</u>
Fund balance, end of period	<u>301,621</u>	<u>(146,115)</u>	<u>447,736</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 9/30/2021
(In Whole Numbers)

	<u>Current Year Actual</u>	<u>Total Budget - Original</u>	<u>Total Budget Variance - Original</u>
Revenues:			
Non-ad valorem assessments	1,805	370,966	(369,161)
Intergovernmental revenues	0	0	0
Investment income	122	0	122
Miscellaneous	0	0	0
Total Revenues:	<u>1,927</u>	<u>370,966</u>	<u>(369,039)</u>
Expenditures:			
Physical Environment			
ENGINEERING FEES	0	1,000	1,000
ENGINEERING-PERMITS	0	0	0
LEGAL SERVICES	0	1,000	1,000
WATER QUALITY	0	7,545	7,545
FINANCIAL CONS./ADVISOR	0	0	0
AUDITORS SERVICES	0	2,877	2,877
MARSH MAINT-LITTORAL ZONE	0	50,000	50,000
CHEMICAL WEED CONTROL	0	25,000	25,000
LANDSCAPE MAINTENANCE	15	189	174
SUPERVISORS EXPENSES	0	0	0
PRESERVE/EXOTIC MAINT	0	92,000	92,000
REPAIR & MAINT-AERATORS	0	39,880	39,880
REPAIR & MAINT-PUMP STATN	55	5,000	4,945
REPAIR & MAINT-VEHICLES	0	0	0
REPAIR & MAINT-CANAL/LAKE	0	9,000	9,000
REPAIR & MAINT-BLDG	0	5,000	5,000
REPAIR & MAINT-WELLS	0	0	0
REPAIR & MAINT - GENERAL	0	4,000	4,000
REPAIR & MAINT-TELEMTRY	0	21,000	21,000
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	1,852	16,983	15,131
Total Physical Environment	<u>1,922</u>	<u>281,474</u>	<u>279,552</u>
Capital outlay			
BUILDINGS	0	0	0
IMPRVMNTS OTHER THAN BLDG	0	0	0
CULVERTS/STRUCTURES	0	0	0
MACHINERY & EQUIPMENT	64,104	0	(64,104)
Other	22	378	356
Total Capital outlay	<u>64,125</u>	<u>378</u>	<u>(63,747)</u>
Principal	0	0	0
Interest	0	0	0
Total Expenditures:	<u>66,047</u>	<u>281,852</u>	<u>215,805</u>
Excess (deficiency) of revenues over expenditures	<u>(64,120)</u>	<u>89,114</u>	<u>(153,234)</u>
Other financing sources (uses):			
Transfers out	(19,438)	(189,114)	169,676

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 9/30/2021
(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>(19,438)</u>	<u>(189,114)</u>	<u>169,676</u>
Net change in fund balance	(83,558)	(100,000)	16,442
Fund balances, beginning of year	<u>1,036,348</u>	<u>0</u>	<u>1,036,348</u>
Total Fund balances, beginning of year	<u>1,036,348</u>	<u>0</u>	<u>1,036,348</u>
Fund balance, end of period	<u>952,789</u>	<u>(100,000)</u>	<u>1,052,789</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 9/30/2021
(In Whole Numbers)

	<u>Current Year Actual</u>	<u>Total Budget - Original</u>	<u>Total Budget Variance - Original</u>
Revenues:			
Non-ad valorem assessments	3,608	178,948	(175,340)
Intergovernmental revenues	0	0	0
Investment income	35	0	35
Miscellaneous	0	0	0
Total Revenues:	<u>3,643</u>	<u>178,948</u>	<u>(175,305)</u>
Expenditures:			
Physical Environment			
ENGINEERING FEES	0	500	500
ENGINEERING-PERMITS	0	0	0
LEGAL SERVICES	0	500	500
WATER QUALITY	116	500	384
FINANCIAL CONS./ADVISOR	0	0	0
AUDITORS SERVICES	0	1,156	1,156
MARSH MAINT-LITTORAL ZONE	0	30,558	30,558
CHEMICAL WEED CONTROL	0	33,600	33,600
TRASH DISPOSAL	0	500	500
LANDSCAPE MAINTENANCE	24	315	291
SUPERVISORS EXPENSES	0	0	0
BIOLOGICAL WEED CONTROL	0	0	0
PRESERVE/EXOTIC MAINT	0	60,000	60,000
REPAIR & MAINT-PUMP STATN	0	0	0
REPAIR & MAINT-CANAL/LAKE	0	5,000	5,000
REPAIR & MAINT - GENERAL	0	3,500	3,500
REPAIR & MAINT-TELEMTRY	0	1,500	1,500
REPAIR & MAINT-ROADS	0	0	0
REPAIR & MAINT-CULVERTS	0	0	0
REPAIR & MAINT - GATE	0	200	200
Other	51	2,000	1,949
Total Physical Environment	<u>191</u>	<u>139,829</u>	<u>139,638</u>
Capital outlay			
IMPRVMNTS OTHER THAN BLDG	0	0	0
MACHINERY & EQUIPMENT	0	0	0
Other	50	882	832
Total Capital outlay	<u>50</u>	<u>882</u>	<u>832</u>
Total Expenditures:	<u>241</u>	<u>140,711</u>	<u>140,470</u>
Excess (deficiency) of revenues over expenditures	<u>3,402</u>	<u>38,237</u>	<u>(34,835)</u>
Other financing sources (uses):			
Transfers out	(7,121)	(73,617)	66,496
Total Other financing sources (uses):	<u>(7,121)</u>	<u>(73,617)</u>	<u>66,496</u>
Net change in fund balance	(3,719)	(35,380)	31,661
Fund balances, beginning of year	<u>281,254</u>	<u>0</u>	<u>281,254</u>
Total Fund balances, beginning of year	<u>281,254</u>	<u>0</u>	<u>281,254</u>
Fund balance, end of period	<u>277,535</u>	<u>(35,380)</u>	<u>312,915</u>

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 9/30/2021
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Revenues:			
Non-ad valorem assessments	3,051	200,052	(197,001)
Intergovernmental revenues	0	0	0
Investment income	110	0	110
Miscellaneous	0	0	0
Total Revenues:	<u>3,162</u>	<u>200,052</u>	<u>(196,890)</u>
Expenditures:			
Physical Environment			
ENGINEERING FEES	0	500	500
ENGINEERING-PERMITS	0	0	0
LEGAL SERVICES	0	500	500
FINANCIAL CONS./ADVISOR	0	0	0
AUDITORS SERVICES	0	1,356	1,356
MARSH MAINT-LITTORAL ZONE	0	30,558	30,558
CHEMICAL WEED CONTROL	0	34,100	34,100
MOWING SERVICES	1,143	14,832	13,689
TRASH DISPOSAL	0	500	500
LANDSCAPE MAINTENANCE	418	5,418	5,000
SUPERVISORS EXPENSES	0	0	0
PRESERVE/EXOTIC MAINT	0	14,000	14,000
REPAIR & MAINT-AERATORS	0	7,054	7,054
REPAIR & MAINT-PUMP STATN	55	5,000	4,945
REPAIR & MAINT-VEHICLES	0	0	0
REPAIR & MAINT-CANAL/LAKE	0	8,000	8,000
REPAIR & MAINT-BLDG	0	10,000	10,000
REPAIR & MAINT-WELLS	0	1,000	1,000
REPAIR & MAINT - GENERAL	0	22,000	22,000
REPAIR & MAINT-TELEMETRY	0	10,500	10,500
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	0	6,250	6,250
R&M- GENERATORS	0	1,000	1,000
Other	919	12,653	11,734
Total Physical Environment	<u>2,535</u>	<u>188,221</u>	<u>185,686</u>
Capital outlay			
BUILDINGS	0	0	0
IMPRVMNTS OTHER THAN BLDG	0	11,000	11,000
MACHINERY & EQUIPMENT	0	0	0
Other	31	544	513
Total Capital outlay	<u>31</u>	<u>11,544</u>	<u>11,513</u>
Principal	0	0	0
Total Expenditures:	<u>2,566</u>	<u>199,765</u>	<u>197,199</u>
Excess (deficiency) of revenues over expenditures	<u>595</u>	<u>287</u>	<u>308</u>

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 9/30/2021
(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	(10,387)	(88,510)	78,123
Capital contributions from landowners	<u>0</u>	<u>0</u>	<u>0</u>
Total Other financing sources (uses):	<u>(10,387)</u>	<u>(88,510)</u>	<u>78,123</u>
Net change in fund balance	(9,791)	(88,223)	78,432
Fund balances, beginning of year	878,337	0	878,337
Total Fund balances, beginning of year	<u>878,337</u>	<u>0</u>	<u>878,337</u>
Fund balance, end of period	<u><u>868,546</u></u>	<u><u>(88,223)</u></u>	<u><u>956,769</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 9/30/2021
(In Whole Numbers)

	<u>Current Year Actual</u>	<u>Total Budget - Original</u>	<u>Total Budget Variance - Original</u>
Revenues:			
Non-ad valorem assessments	416	117,582	(117,166)
Investment income	29	0	29
Total Investment income	29	0	29
Total Revenues:	<u>445</u>	<u>117,582</u>	<u>(117,137)</u>
Expenditures:			
Physical Environment			
ENGINEERING FEES	0	500	500
LEGAL SERVICES	0	500	500
FINANCIAL CONS./ADVISOR	0	215	215
AUDITORS SERVICES	0	1,195	1,195
MONITORING REPORT	0	0	0
MARSH MAINT-LITTORAL ZONE	0	15,568	15,568
CHEMICAL WEED CONTROL	0	4,805	4,805
TRASH DISPOSAL	0	250	250
SUPERVISORS EXPENSES	0	0	0
PRESERVE/EXOTIC MAINT	0	40,000	40,000
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	4	1,687	1,683
Total Physical Environment	<u>4</u>	<u>67,720</u>	<u>67,716</u>
Capital outlay			
CULVERTS/STRUCTURES	0	0	0
Other	39	675	636
Total Capital outlay	<u>39</u>	<u>675</u>	<u>636</u>
Total Expenditures:	<u>43</u>	<u>68,395</u>	<u>68,352</u>
Excess (deficiency) of revenues over expenditures	<u>402</u>	<u>49,187</u>	<u>(48,785)</u>
Other financing sources (uses):			
Transfers out	(4,831)	(49,187)	44,356
Total Other financing sources (uses):	<u>(4,831)</u>	<u>(49,187)</u>	<u>44,356</u>
Net change in fund balance	(4,429)	0	(4,429)
Fund balances, beginning of year	229,051	0	229,051
Total Fund balances, beginning of year	<u>229,051</u>	<u>0</u>	<u>229,051</u>
Fund balance, end of period	<u>224,622</u>	<u>0</u>	<u>224,622</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 9/30/2021
(In Whole Numbers)

	<u>Current Year Actual</u>	<u>Total Budget - Original</u>	<u>Total Budget Variance - Original</u>
Revenues:			
Non-ad valorem assessments	892	37,169	(36,277)
Intergovernmental revenues	0	0	0
Investment income	25	0	25
Miscellaneous	0	0	0
Total Revenues:	<u>917</u>	<u>37,169</u>	<u>(36,252)</u>
Expenditures:			
Physical Environment			
ENGINEERING FEES	0	500	500
LEGAL SERVICES	0	500	500
WATER QUALITY	116	250	134
FINANCIAL CONS./ADVISOR	0	0	0
AUDITORS SERVICES	0	280	280
MARSH MAINT-LITTORAL ZONE	0	5,075	5,075
CHEMICAL WEED CONTROL	0	9,720	9,720
SUPERVISORS EXPENSES	0	0	0
PRESERVE/EXOTIC MAINT	0	11,000	11,000
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	9	367	358
Total Physical Environment	<u>124</u>	<u>29,692</u>	<u>29,568</u>
Capital outlay	9	164	155
Total Expenditures:	<u>134</u>	<u>29,856</u>	<u>29,722</u>
Excess (deficiency) of revenues over expenditures	<u>783</u>	<u>7,313</u>	<u>(6,530)</u>
Other financing sources (uses):			
Transfers in	0	0	0
Transfers out	(1,405)	(18,617)	17,212
Total Other financing sources (uses):	<u>(1,405)</u>	<u>(18,617)</u>	<u>17,212</u>
Net change in fund balance	(622)	(11,304)	10,682
Fund balances, beginning of year	196,994	0	196,994
Total Fund balances, beginning of year	<u>196,994</u>	<u>0</u>	<u>196,994</u>
Fund balance, end of period	<u>196,372</u>	<u>(11,304)</u>	<u>207,676</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 9/30/2021

(In Whole Numbers)

	<u>Current Year Actual</u>	<u>Total Budget - Original</u>	<u>Total Budget Variance - Original</u>
Revenues:			
Non-ad valorem assessments	15,902	905,861	(889,960)
Intergovernmental revenues	0	0	0
Investment income	501	0	501
Miscellaneous	<u>0</u>	<u>0</u>	<u>0</u>
Total Revenues:	<u>16,403</u>	<u>905,861</u>	<u>(889,458)</u>
Expenditures:			
Physical Environment			
ENGINEERING FEES	0	55,000	55,000
ENGINEERING-PERMITS	0	0	0
LEGAL SERVICES	2,228	10,000	7,773
WATER QUALITY	0	4,140	4,140
FINANCIAL CONS./ADVISOR	0	0	0
AUDITORS SERVICES	0	4,002	4,002
LANDSCAPE MAINTENANCE	34	441	407
SUPERVISORS EXPENSES	0	0	0
PRESERVE/EXOTIC MAINT	0	0	0
REPAIR & MAINT-AERATORS	0	208,192	208,192
REPAIR & MAINT-PUMP STATN	0	0	0
REPAIR & MAINT-CANAL/LAKE	0	7,500	7,500
REPAIR & MAINT-BLDG	0	15,000	15,000
REPAIR & MAINT - GENERAL	0	5,000	5,000
REPAIR & MAINT-TELEMETRY	0	2,000	2,000
REPAIR & MAINT-ROADS	0	25,000	25,000
REPAIR & MAINT-CULVERTS	0	6,250	6,250
REPAIR & MAINT - GATE	0	500	500
Repairs & Maint - Catch Basins	0	30,000	30,000
R&M- Aerator refurbishments	0	31,250	31,250
Other	<u>17,296</u>	<u>208,967</u>	<u>191,672</u>
Total Physical Environment	19,557	613,242	593,685
Capital outlay			
BUILDINGS	0	1,500,000	1,500,000
IMPRVMNTS OTHER THAN BLDG	0	0	0
ROADS/BRIDGES	0	82,000	82,000
CULVERTS/STRUCTURES	0	0	0
MACHINERY & EQUIPMENT	0	0	0
Other	<u>61</u>	<u>1,061</u>	<u>1,000</u>
Total Capital outlay	61	1,583,061	1,583,000
Principal	0	0	0
Interest	<u>0</u>	<u>0</u>	<u>0</u>
Total Expenditures:	<u>19,618</u>	<u>2,196,303</u>	<u>2,176,685</u>
Excess (deficiency) of revenues over expenditures	<u>(3,215)</u>	<u>(1,290,442)</u>	<u>1,287,227</u>
Other financing sources (uses):			
Transfers in	0	0	0
Transfers out	<u>(18,338)</u>	<u>(209,558)</u>	<u>191,220</u>
Total Other financing sources (uses):	<u>(18,338)</u>	<u>(209,558)</u>	<u>191,220</u>
Net change in fund balance	(21,553)	(1,500,000)	1,478,447

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 9/30/2021
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Fund balances, beginning of year	3,981,690	0	3,981,690
Total Fund balances, beginning of year	3,981,690	0	3,981,690
Fund balance, end of period	3,960,137	(1,500,000)	5,460,137

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 9/30/2021
(In Whole Numbers)

	<u>Current Year Actual</u>	<u>Total Budget - Original</u>	<u>Total Budget Variance - Original</u>
Revenues:			
Non-ad valorem assessments	149	17,171	(17,022)
Intergovernmental revenues	0	0	0
Investment income	1	0	1
Miscellaneous	0	0	0
Total Revenues:	<u>150</u>	<u>17,171</u>	<u>(17,021)</u>
Expenditures:			
Physical Environment			
ENGINEERING FEES	0	0	0
ENGINEERING-PERMITS	0	0	0
LEGAL SERVICES	0	0	0
FINANCIAL CONS./ADVISOR	0	0	0
AUDITORS SERVICES	0	95	95
CHEMICAL WEED CONTROL	0	1,630	1,630
MOWING SERVICES	167	2,163	1,996
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	0	2,400	2,400
Repairs & Maint - Catch Basins	0	0	0
Other	1	170	169
Total Physical Environment	<u>168</u>	<u>12,708</u>	<u>12,540</u>
Capital outlay			
CULVERTS/STRUCTURES	0	0	0
Other	4	70	66
Total Capital outlay	<u>4</u>	<u>70</u>	<u>66</u>
Total Expenditures:	<u>172</u>	<u>12,778</u>	<u>12,606</u>
Excess (deficiency) of revenues over expenditures	<u>(22)</u>	<u>4,393</u>	<u>(4,415)</u>
Other financing sources (uses):			
Transfers out	(1,275)	(5,810)	4,535
Total Other financing sources (uses):	<u>(1,275)</u>	<u>(5,810)</u>	<u>4,535</u>
Net change in fund balance	(1,297)	(1,417)	120
Fund balances, beginning of year	9,189	0	9,189
Total Fund balances, beginning of year	<u>9,189</u>	<u>0</u>	<u>9,189</u>
Fund balance, end of period	<u>7,892</u>	<u>(1,417)</u>	<u>9,309</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 9/30/2021
(In Whole Numbers)

	<u>Current Year Actual</u>	<u>Total Budget - Original</u>	<u>Total Budget Variance - Original</u>
Revenues:			
Non-ad valorem assessments	0	4,985	(4,985)
Investment income	<u>4</u>	<u>0</u>	<u>4</u>
Total Investment income	<u>4</u>	<u>0</u>	<u>4</u>
Total Revenues:	<u>4</u>	<u>4,985</u>	<u>(4,981)</u>
Expenditures:			
Physical Environment			
WATER QUALITY	116	250	134
FINANCIAL CONS./ADVISOR	0	0	0
AUDITORS SERVICES	0	52	52
MOWING SERVICES	167	2,163	1,996
SECURITY SERVICES	0	0	0
SUPERVISORS EXPENSES	0	0	0
REPAIR & MAINT-CULVERTS	0	0	0
Other	<u>0</u>	<u>49</u>	<u>49</u>
Total Physical Environment	<u>282</u>	<u>2,514</u>	<u>2,232</u>
Principal	0	0	0
Interest	<u>0</u>	<u>0</u>	<u>0</u>
Total Expenditures:	<u>282</u>	<u>2,514</u>	<u>2,232</u>
Excess (deficiency) of revenues over expenditures	<u>(278)</u>	<u>2,471</u>	<u>(2,749)</u>
Other financing sources (uses):			
Transfers in	0	0	0
Transfers out	<u>0</u>	<u>(723)</u>	<u>723</u>
Total Other financing sources (uses):	<u>0</u>	<u>(723)</u>	<u>723</u>
Net change in fund balance	(278)	1,748	(2,026)
Fund balances, beginning of year	<u>34,339</u>	<u>0</u>	<u>34,339</u>
Total Fund balances, beginning of year	<u>34,339</u>	<u>0</u>	<u>34,339</u>
Fund balance, end of period	<u>34,061</u>	<u>1,748</u>	<u>32,313</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 9/30/2021
(In Whole Numbers)

	<u>Current Year Actual</u>	<u>Total Budget - Original</u>	<u>Total Budget Variance - Original</u>
Revenues:			
Non-ad valorem assessments	167	13,513	(13,346)
Intergovernmental revenues	0	0	0
Investment income	9	0	9
Miscellaneous	0	0	0
Total Revenues:	<u>175</u>	<u>13,513</u>	<u>(13,338)</u>
Expenditures:			
Physical Environment			
LEGAL SERVICES	0	0	0
WATER QUALITY	116	0	(116)
FINANCIAL CONS./ADVISOR	0	0	0
AUDITORS SERVICES	0	110	110
CHEMICAL WEED CONTROL	0	1,832	1,832
MOWING SERVICES	0	0	0
SUPERVISORS EXPENSES	0	0	0
PRESERVE/EXOTIC MAINT	0	4,000	4,000
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	0	0	0
Other	2	135	133
Total Physical Environment	<u>117</u>	<u>7,077</u>	<u>6,960</u>
Capital outlay	6	98	92
Total Expenditures:	<u>123</u>	<u>7,175</u>	<u>7,052</u>
Excess (deficiency) of revenues over expenditures	<u>52</u>	<u>6,338</u>	<u>(6,286)</u>
Other financing sources (uses):			
Transfers in	0	0	0
Transfers out	(714)	(8,346)	7,632
Total Other financing sources (uses):	<u>(714)</u>	<u>(8,346)</u>	<u>7,632</u>
Net change in fund balance	(661)	(2,008)	1,347
Fund balances, beginning of year	68,102	0	68,102
Total Fund balances, beginning of year	<u>68,102</u>	<u>0</u>	<u>68,102</u>
Fund balance, end of period	<u>67,440</u>	<u>(2,008)</u>	<u>69,448</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 9/30/2021

(In Whole Numbers)

	<u>Current Year Actual</u>	<u>Total Budget - Original</u>	<u>Total Budget Variance - Original</u>
Revenues:			
Non-ad valorem assessments	1,312	147,328	(146,016)
Intergovernmental revenues	0	0	0
Investment income	29	0	29
Miscellaneous	<u>0</u>	<u>0</u>	<u>0</u>
Total Revenues:	<u>1,341</u>	<u>147,328</u>	<u>(145,987)</u>
Expenditures:			
Physical Environment			
ENGINEERING FEES	0	5,000	5,000
ENGINEERING-PERMITS	0	0	0
LEGAL SERVICES	0	500	500
FINANCIAL CONS./ADVISOR	0	0	0
OTHER PROFESSIONAL SVCS	1,545	18,544	16,999
AUDITORS SERVICES	0	1,311	1,311
LANDSCAPE MAINTENANCE	983	12,747	11,764
SUPERVISORS EXPENSES	0	0	0
REPAIR & MAINT-AERATORS	0	0	0
REPAIR & MAINT-BLDG	0	0	0
REPAIR & MAINT - GENERAL	250	11,717	11,467
REPAIR & MAINT-TELEMTRY	0	0	0
REPAIR & MAINT-ROADS	3,300	37,000	33,700
REPAIR & MAINT-CULVERTS	0	0	0
REPAIR & MAINT - GATE	0	10,000	10,000
REPAIR & MAINT - IRRIGATION	0	0	0
Repairs & Maint - Catch Basins	0	7,000	7,000
Other	<u>164</u>	<u>5,662</u>	<u>5,498</u>
Total Physical Environment	6,242	109,481	103,239
Capital outlay			
ROADS/BRIDGES	0	0	0
MACHINERY & EQUIPMENT	0	0	0
Other	<u>7</u>	<u>116</u>	<u>109</u>
Total Capital outlay	7	116	109
Principal	0	21,668	21,668
Interest	<u>0</u>	<u>7,800</u>	<u>7,800</u>
Total Expenditures:	<u>6,248</u>	<u>139,065</u>	<u>132,817</u>
Excess (deficiency) of revenues over expenditures	<u>(4,907)</u>	<u>8,263</u>	<u>(13,170)</u>
Other financing sources (uses):			
Transfers in	0	0	0
Transfers out	<u>(6,731)</u>	<u>(46,526)</u>	<u>39,795</u>
Total Other financing sources (uses):	<u>(6,731)</u>	<u>(46,526)</u>	<u>39,795</u>
Net change in fund balance	(11,638)	(38,263)	26,625
Fund balances, beginning of year	<u>238,958</u>	<u>0</u>	<u>238,958</u>
Total Fund balances, beginning of year	<u>238,958</u>	<u>0</u>	<u>238,958</u>
Fund balance, end of period	<u>227,320</u>	<u>(38,263)</u>	<u>265,583</u>

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 9/30/2021
(In Whole Numbers)

	<u>Current Year Actual</u>	<u>Total Budget - Original</u>	<u>Total Budget Variance - Original</u>
Revenues:			
Non-ad valorem assessments	362	73,605	(73,243)
Investment income	<u>24</u>	<u>0</u>	<u>24</u>
Total Investment income	<u>24</u>	<u>0</u>	<u>24</u>
Total Revenues:	<u>386</u>	<u>73,605</u>	<u>(73,219)</u>
Expenditures:			
Physical Environment			
ENGINEERING FEES	0	5,000	5,000
LEGAL SERVICES	0	500	500
FINANCIAL CONS./ADVISOR	0	0	0
AUDITORS SERVICES	0	217	217
SUPERVISORS EXPENSES	0	0	0
REPAIR & MAINT - GENERAL	0	1,000	1,000
REPAIR & MAINT-TELEMTRY	0	0	0
REPAIR & MAINT-ROADS	0	20,000	20,000
REPAIR & MAINT-CULVERTS	0	2,500	2,500
Repairs & Maint - Catch Basins	0	10,000	10,000
Other	<u>4</u>	<u>729</u>	<u>725</u>
Total Physical Environment	<u>4</u>	<u>39,946</u>	<u>39,942</u>
Capital outlay			
ROADS/BRIDGES	0	0	0
Other	<u>7</u>	<u>123</u>	<u>116</u>
Total Capital outlay	<u>7</u>	<u>123</u>	<u>116</u>
Total Expenditures:	<u>11</u>	<u>40,069</u>	<u>40,058</u>
Excess (deficiency) of revenues over expenditures	<u>376</u>	<u>33,536</u>	<u>(33,160)</u>
Other financing sources (uses):			
Transfers out	<u>(3,526)</u>	<u>(26,236)</u>	<u>22,710</u>
Total Other financing sources (uses):	<u>(3,526)</u>	<u>(26,236)</u>	<u>22,710</u>
Net change in fund balance	(3,150)	7,300	(10,450)
Fund balances, beginning of year	<u>192,863</u>	<u>0</u>	<u>192,863</u>
Total Fund balances, beginning of year	<u>192,863</u>	<u>0</u>	<u>192,863</u>
Fund balance, end of period	<u>189,713</u>	<u>7,300</u>	<u>182,413</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 9/30/2021
(In Whole Numbers)

	<u>Current Year Actual</u>	<u>Total Budget - Original</u>	<u>Total Budget Variance - Original</u>
Revenues:			
Non-ad valorem assessments	155	4,129	(3,974)
Investment income	5	0	5
Miscellaneous	0	0	0
Total Revenues:	<u>161</u>	<u>4,129</u>	<u>(3,968)</u>
Expenditures:			
Physical Environment			
ENGINEERING FEES	0	0	0
LEGAL SERVICES	0	0	0
WATER QUALITY	116	0	(116)
FINANCIAL CONS./ADVISOR	0	0	0
AUDITORS SERVICES	0	47	47
SUPERVISORS EXPENSES	0	0	0
REPAIR & MAINT - GENERAL	0	0	0
REPAIR & MAINT-CULVERTS	0	1,000	1,000
Other	2	42	40
Total Physical Environment	<u>117</u>	<u>1,089</u>	<u>972</u>
Capital outlay			
CULVERTS/STRUCTURES	0	0	0
MACHINERY & EQUIPMENT	0	0	0
Other	3	48	45
Total Capital outlay	<u>3</u>	<u>48</u>	<u>45</u>
Total Expenditures:	<u>120</u>	<u>1,137</u>	<u>1,017</u>
Excess (deficiency) of revenues over expenditures	<u>41</u>	<u>2,992</u>	<u>(2,951)</u>
Other financing sources (uses):			
Transfers in	0	0	0
Transfers out	(170)	(4,162)	3,992
Total Other financing sources (uses):	<u>(170)</u>	<u>(4,162)</u>	<u>3,992</u>
Net change in fund balance	(129)	(1,170)	1,041
Fund balances, beginning of year	<u>42,972</u>	<u>0</u>	<u>42,972</u>
Total Fund balances, beginning of year	<u>42,972</u>	<u>0</u>	<u>42,972</u>
Fund balance, end of period	<u>42,843</u>	<u>(1,170)</u>	<u>44,013</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 9/30/2021
(In Whole Numbers)

	<u>Current Year Actual</u>	<u>Total Budget - Original</u>	<u>Total Budget Variance - Original</u>
Revenues:			
Non-ad valorem assessments	6,886	794,569	(787,683)
Intergovernmental revenues	0	0	0
Investment income	115	0	115
Miscellaneous	0	0	0
Total Revenues:	<u>7,001</u>	<u>794,569</u>	<u>(787,568)</u>
Expenditures:			
Physical Environment			
ENGINEERING FEES	0	5,000	5,000
ENGINEERING-PERMITS	0	0	0
LEGAL SERVICES	0	500	500
LEGAL - SPECIAL SERVICES	0	0	0
FINANCIAL CONS./ADVISOR	0	215	215
AUDITORS SERVICES	0	5,481	5,481
MONITORING REPORT	0	0	0
CHEMICAL WEED CONTROL	0	125,525	125,525
MOWING SERVICES	871	11,298	10,427
TRASH DISPOSAL	0	1,000	1,000
LANDSCAPE MAINTENANCE	313	4,058	3,745
SUPERVISORS EXPENSES	0	0	0
PRESERVE/EXOTIC MAINT	0	245,000	245,000
PARK MAINTENANCE	0	0	0
REPAIR & MAINT-PUMP STATN	77	15,000	14,923
REPAIR & MAINT-CANAL/LAKE	0	15,000	15,000
REPAIR & MAINT-BLDG	0	10,000	10,000
REPAIR & MAINT - GENERAL	0	7,000	7,000
REPAIR & MAINT-TELEMETRY	0	18,000	18,000
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	4,641	50,902	46,261
Total Physical Environment	<u>5,902</u>	<u>775,979</u>	<u>770,077</u>
Capital outlay			
IMPRVMNTS OTHER THAN BLDG	0	0	0
CULVERTS/STRUCTURES	0	0	0
MACHINERY & EQUIPMENT	0	0	0
Other	55	955	900
Total Capital outlay	<u>55</u>	<u>955</u>	<u>900</u>
Total Expenditures:	<u>5,957</u>	<u>776,934</u>	<u>770,977</u>
Excess (deficiency) of revenues over expenditures	<u>1,044</u>	<u>17,635</u>	<u>(16,591)</u>
Other financing sources (uses):			
Transfers out	(23,869)	(257,635)	233,766
Total Other financing sources (uses):	<u>(23,869)</u>	<u>(257,635)</u>	<u>233,766</u>
Net change in fund balance	<u>(22,825)</u>	<u>(240,000)</u>	<u>217,175</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 9/30/2021
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Fund balances, beginning of year	921,882	0	921,882
Total Fund balances, beginning of year	921,882	0	921,882
Fund balance, end of period	899,057	(240,000)	1,139,057

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 9/30/2021
(In Whole Numbers)

	<u>Current Year Actual</u>	<u>Total Budget - Original</u>	<u>Total Budget Variance - Original</u>
Revenues:			
Non-ad valorem assessments	256	49,327	(49,071)
Intergovernmental revenues	0	0	0
Investment income	66	0	66
Miscellaneous	0	0	0
Total Revenues:	<u>322</u>	<u>49,327</u>	<u>(49,005)</u>
Expenditures:			
Physical Environment			
ENGINEERING FEES	0	500	500
ENGINEERING-PERMITS	0	0	0
LEGAL SERVICES	0	500	500
FINANCIAL CONS./ADVISOR	0	215	215
AUDITORS SERVICES	0	1,300	1,300
SUPERVISORS EXPENSES	0	0	0
REPAIR & MAINT-ROADS	0	0	0
REPAIR & MAINT-CULVERTS	0	4,000	4,000
Other	3	1,538	1,535
Total Physical Environment	<u>3</u>	<u>8,053</u>	<u>8,050</u>
Capital outlay			
ROADS/BRIDGES	0	0	0
MACHINERY & EQUIPMENT	0	0	0
Other	14	246	232
Total Capital outlay	<u>14</u>	<u>246</u>	<u>232</u>
Total Expenditures:	<u>17</u>	<u>8,299</u>	<u>8,282</u>
Excess (deficiency) of revenues over expenditures	<u>306</u>	<u>41,028</u>	<u>(40,722)</u>
Other financing sources (uses):			
Transfers in	0	0	0
Transfers out	(2,905)	(42,835)	39,930
Capital contributions from landowners	0	0	0
Proceeds from sales/disposals of capital assets	0	0	0
Total Other financing sources (uses):	<u>(2,905)</u>	<u>(42,835)</u>	<u>39,930</u>
Net change in fund balance	<u>(2,599)</u>	<u>(1,807)</u>	<u>(792)</u>
Fund balances, beginning of year	<u>525,440</u>	<u>0</u>	<u>525,440</u>
Total Fund balances, beginning of year	<u>525,440</u>	<u>0</u>	<u>525,440</u>
Fund balance, end of period	<u>522,841</u>	<u>(1,807)</u>	<u>524,648</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 9/30/2021
(In Whole Numbers)

	<u>Current Year Actual</u>	<u>Total Budget - Original</u>	<u>Total Budget Variance - Original</u>
Revenues:			
Non-ad valorem assessments	3,296	248,875	(245,579)
Intergovernmental revenues	0	0	0
Investment income	42	0	42
Total Investment income	<u>42</u>	<u>0</u>	<u>42</u>
Total Revenues:	<u>3,338</u>	<u>248,875</u>	<u>(245,537)</u>
Expenditures:			
Physical Environment			
ENGINEERING FEES	0	13,000	13,000
ENGINEERING-PERMITS	0	0	0
LEGAL SERVICES	0	1,000	1,000
WATER QUALITY	116	650	534
FINANCIAL CONS./ADVISOR	0	0	0
AUDITORS SERVICES	0	1,312	1,312
MONITORING REPORT	0	0	0
MARSH MAINT-LITTORAL ZONE	0	5,075	5,075
CHEMICAL WEED CONTROL	0	7,096	7,096
MOWING SERVICES	0	0	0
SUPERVISORS EXPENSES	0	0	0
PRESERVE/EXOTIC MAINT	0	45,000	45,000
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	0	106,500	106,500
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	1,055	16,500	15,446
Other	33	2,462	2,429
Total Physical Environment	<u>1,203</u>	<u>217,595</u>	<u>216,392</u>
Capital outlay			
MACHINERY & EQUIPMENT	0	0	0
Other	23	404	381
Total Capital outlay	<u>23</u>	<u>404</u>	<u>381</u>
Debt issuance costs	0	0	0
Total Expenditures:	<u>1,226</u>	<u>217,999</u>	<u>216,773</u>
Excess (deficiency) of revenues over expenditures	<u>2,112</u>	<u>30,876</u>	<u>(28,764)</u>
Other financing sources (uses):			
Transfers out	(8,803)	(69,691)	60,888
Total Other financing sources (uses):	<u>(8,803)</u>	<u>(69,691)</u>	<u>60,888</u>
Net change in fund balance	(6,691)	(38,815)	32,124
Fund balances, beginning of year	341,602	0	341,602

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 9/30/2021
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Total Fund balances, beginning of year	341,602	0	341,602
Fund balance, end of period	334,911	(38,815)	373,726

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 9/30/2021
(In Whole Numbers)

	<u>Current Year Actual</u>	<u>Total Budget - Original</u>	<u>Total Budget Variance - Original</u>
Revenues:			
Non-ad valorem assessments	560	36,538	(35,978)
Investment income	30	0	30
Miscellaneous	0	0	0
Total Revenues:	<u>589</u>	<u>36,538</u>	<u>(35,949)</u>
Expenditures:			
Physical Environment			
ENGINEERING FEES	0	5,000	5,000
ENGINEERING-PERMITS	0	0	0
LEGAL SERVICES	0	500	500
FINANCIAL CONS./ADVISOR	0	430	430
AUDITORS SERVICES	0	1,184	1,184
SUPERVISORS EXPENSES	0	0	0
REPAIR & MAINT - GENERAL	0	2,000	2,000
REPAIR & MAINT-ROADS	0	5,000	5,000
Other	6	2,413	2,407
Total Physical Environment	<u>6</u>	<u>16,527</u>	<u>16,521</u>
Capital outlay			
ROADS/BRIDGES	0	0	0
MACHINERY & EQUIPMENT	0	0	0
Other	59	1,031	972
Total Capital outlay	<u>59</u>	<u>1,031</u>	<u>972</u>
Total Expenditures:	<u>64</u>	<u>17,558</u>	<u>17,494</u>
Excess (deficiency) of revenues over expenditures	<u>525</u>	<u>18,980</u>	<u>(18,455)</u>
Other financing sources (uses):			
Transfers out	(2,055)	(18,980)	16,925
Capital contributions from landowners	0	0	0
Total Other financing sources (uses):	<u>(2,055)</u>	<u>(18,980)</u>	<u>16,925</u>
Net change in fund balance	<u>(1,530)</u>	<u>0</u>	<u>(1,530)</u>
Fund balances, beginning of year	<u>234,404</u>	<u>0</u>	<u>234,404</u>
Total Fund balances, beginning of year	<u>234,404</u>	<u>0</u>	<u>234,404</u>
Fund balance, end of period	<u>232,874</u>	<u>0</u>	<u>232,874</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 9/30/2021
(In Whole Numbers)

	<u>Current Year Actual</u>	<u>Total Budget - Original</u>	<u>Total Budget Variance - Original</u>
Revenues:			
Non-ad valorem assessments	419	39,767	(39,348)
Intergovernmental revenues	0	0	0
Investment income	49	0	49
Miscellaneous	0	0	0
Total Revenues:	<u>469</u>	<u>39,767</u>	<u>(39,298)</u>
Expenditures:			
Physical Environment			
ENGINEERING FEES	0	1,000	1,000
ENGINEERING-PERMITS	0	0	0
LEGAL SERVICES	0	500	500
WATER QUALITY	116	0	(116)
FINANCIAL CONS./ADVISOR	0	0	0
AUDITORS SERVICES	0	306	306
MARSH MAINT-LITTORAL ZONE	0	0	0
LANDSCAPE MAINTENANCE	58	756	698
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	0	4,000	4,000
REPAIR & MAINT-TELEMETRY	0	3,000	3,000
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	<u>538</u>	<u>996</u>	<u>458</u>
Total Physical Environment	<u>712</u>	<u>34,558</u>	<u>33,846</u>
Capital outlay			
IMPRVMNTS OTHER THAN BLDG	0	0	0
CULVERTS/STRUCTURES	0	0	0
MACHINERY & EQUIPMENT	0	0	0
Other	<u>34</u>	<u>601</u>	<u>567</u>
Total Capital outlay	<u>34</u>	<u>601</u>	<u>567</u>
Total Expenditures:	<u>747</u>	<u>35,159</u>	<u>34,412</u>
Excess (deficiency) of revenues over expenditures	<u>(278)</u>	<u>4,608</u>	<u>(4,886)</u>
Other financing sources (uses):			
Transfers out	(2,192)	(24,193)	22,001
Capital contributions from landowners	<u>0</u>	<u>0</u>	<u>0</u>
Total Other financing sources (uses):	<u>(2,192)</u>	<u>(24,193)</u>	<u>22,001</u>
Net change in fund balance	<u>(2,470)</u>	<u>(19,585)</u>	<u>17,115</u>
Fund balances, beginning of year	<u>389,261</u>	<u>0</u>	<u>389,261</u>
Total Fund balances, beginning of year	<u>389,261</u>	<u>0</u>	<u>389,261</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 9/30/2021
 (In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Fund balance, end of period	386,791	(19,585)	406,376

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 9/30/2021
(In Whole Numbers)

	<u>Current Year Actual</u>	<u>Total Budget - Original</u>	<u>Total Budget Variance - Original</u>
Revenues:			
Non-ad valorem assessments	0	67,521	(67,521)
Investment income	24	0	24
Miscellaneous	0	0	0
Total Revenues:	<u>24</u>	<u>67,521</u>	<u>(67,497)</u>
Expenditures:			
Physical Environment			
ENGINEERING FEES	0	500	500
ENGINEERING-PERMITS	0	0	0
LEGAL SERVICES	0	500	500
FINANCIAL CONS./ADVISOR	0	0	0
AUDITORS SERVICES	0	433	433
MONITORING REPORT	0	0	0
MARSH MAINT-LITTORAL ZONE	0	0	0
CHEMICAL WEED CONTROL	0	6,322	6,322
MOWING SERVICES	191	2,472	2,281
TRASH DISPOSAL	0	500	500
LANDSCAPE MAINTENANCE	0	0	0
SUPERVISORS EXPENSES	0	0	0
PRESERVE/EXOTIC MAINT	0	25,000	25,000
REPAIR & MAINT-CANAL/LAKE	0	2,000	2,000
REPAIR & MAINT-BLDG	0	0	0
REPAIR & MAINT - GENERAL	0	500	500
Other	0	668	668
Total Physical Environment	<u>191</u>	<u>38,895</u>	<u>38,704</u>
Capital outlay			
MACHINERY & EQUIPMENT	0	0	0
Other	5	96	91
Total Capital outlay	<u>5</u>	<u>96</u>	<u>91</u>
Total Expenditures:	<u>196</u>	<u>38,991</u>	<u>38,795</u>
Excess (deficiency) of revenues over expenditures	<u>(172)</u>	<u>28,530</u>	<u>(28,702)</u>
Other financing sources (uses):			
Transfers out	(3,059)	(30,830)	27,771
Total Other financing sources (uses):	<u>(3,059)</u>	<u>(30,830)</u>	<u>27,771</u>
Net change in fund balance	(3,231)	(2,300)	(931)
Fund balances, beginning of year	191,431	0	191,431
Total Fund balances, beginning of year	<u>191,431</u>	<u>0</u>	<u>191,431</u>
Fund balance, end of period	<u>188,199</u>	<u>(2,300)</u>	<u>190,499</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 9/30/2021
(In Whole Numbers)

	<u>Current Year Actual</u>	<u>Total Budget - Original</u>	<u>Total Budget Variance - Original</u>
Revenues:			
Non-ad valorem assessments	0	32,226	(32,226)
Investment income	5	0	5
Miscellaneous	0	0	0
Total Revenues:	<u>5</u>	<u>32,226</u>	<u>(32,221)</u>
Expenditures:			
Physical Environment			
ENGINEERING FEES	0	8,000	8,000
ENGINEERING-PERMITS	0	0	0
LEGAL SERVICES	0	500	500
AUDITORS SERVICES	0	142	142
MARSH MAINT-LITTORAL ZONE	0	0	0
REPAIR & MAINT - GENERAL	0	0	0
REPAIR & MAINT-ROADS	0	10,000	10,000
Other	0	318	318
Total Physical Environment	<u>0</u>	<u>18,960</u>	<u>18,960</u>
Capital outlay			
MACHINERY & EQUIPMENT	0	0	0
Other	6	97	91
Total Capital outlay	<u>6</u>	<u>97</u>	<u>91</u>
Total Expenditures:	<u>6</u>	<u>19,057</u>	<u>19,051</u>
Excess (deficiency) of revenues over expenditures	<u>(1)</u>	<u>13,169</u>	<u>(13,170)</u>
Other financing sources (uses):			
Transfers out	(673)	(11,334)	10,661
Capital contributions from landowners	0	0	0
Total Other financing sources (uses):	<u>(673)</u>	<u>(11,334)</u>	<u>10,661</u>
Net change in fund balance	<u>(674)</u>	<u>1,835</u>	<u>(2,509)</u>
Fund balances, beginning of year	<u>36,179</u>	<u>0</u>	<u>36,179</u>
Total Fund balances, beginning of year	<u>36,179</u>	<u>0</u>	<u>36,179</u>
Fund balance, end of period	<u>35,505</u>	<u>1,835</u>	<u>33,670</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 9/30/2021
(In Whole Numbers)

	<u>Current Year Actual</u>	<u>Total Budget - Original</u>	<u>Total Budget Variance - Original</u>
Revenues:			
Non-ad valorem assessments	28	56,934	(56,906)
Investment income	20	0	20
Miscellaneous	1,500	0	1,500
Total Revenues:	<u>1,548</u>	<u>56,934</u>	<u>(55,386)</u>
Expenditures:			
Physical Environment			
ENGINEERING FEES	0	5,000	5,000
ENGINEERING-PERMITS	0	0	0
LEGAL SERVICES	0	0	0
FINANCIAL CONS./ADVISOR	0	430	430
AUDITORS SERVICES	0	1,227	1,227
TRASH DISPOSAL	0	1,000	1,000
REPAIR & MAINT - GENERAL	0	10,000	10,000
REPAIR & MAINT-TELEMTRY	39	3,468	3,429
REPAIR & MAINT-ROADS	0	10,000	10,000
REPAIR & MAINT-CULVERTS	0	0	0
Other	1,019	2,639	1,620
Total Physical Environment	<u>1,058</u>	<u>33,764</u>	<u>32,706</u>
Capital outlay	81	1,420	1,339
Total Expenditures:	<u>1,139</u>	<u>35,184</u>	<u>34,045</u>
Excess (deficiency) of revenues over expenditures	<u>410</u>	<u>21,750</u>	<u>(21,340)</u>
Other financing sources (uses):			
Transfers out	(2,088)	(21,750)	19,662
Capital contributions from landowners	0	0	0
Total Other financing sources (uses):	<u>(2,088)</u>	<u>(21,750)</u>	<u>19,662</u>
Net change in fund balance	<u>(1,679)</u>	<u>0</u>	<u>(1,679)</u>
Fund balances, beginning of year	158,014	0	158,014
Total Fund balances, beginning of year	<u>158,014</u>	<u>0</u>	<u>158,014</u>
Fund balance, end of period	<u>156,335</u>	<u>0</u>	<u>156,335</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 9/30/2021
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Revenues:			
Intergovernmental revenues	0	0	0
Investment income	8	0	8
Total Investment income	8	0	8
Total Revenues:	8	0	8
Expenditures:			
Physical Environment			
LEGAL SERVICES	0	0	0
AUDITORS SERVICES	0	503	503
MARSH MAINT-LITTORAL ZONE	0	0	0
TRASH DISPOSAL	4,613	13,300	8,687
LANDSCAPE MAINTENANCE	1,646	21,357	19,711
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	0	19,800	19,800
REPAIR & MAINT-TELEMETRY	0	0	0
REPAIR & MAINT - IRRIGATION	0	0	0
REPAIR & MAINT- STREET SWEEP	0	4,200	4,200
Other	8,456	19,921	11,465
Total Physical Environment	14,715	79,081	64,366
Capital outlay	0	0	0
Total Expenditures:	14,715	79,081	64,366
Excess (deficiency) of revenues over expenditures	(14,707)	(79,081)	64,374
Other financing sources (uses):			
Transfers out	(150)	(2,453)	2,303
Capital contributions from landowners			
CONTRIBUTIONS GOVERNMENTS	8,361	36,817	(28,456)
Other	10,146	44,717	(34,571)
Total Capital contributions from landowners	18,507	81,534	(63,028)
Total Other financing sources (uses):	18,356	79,081	(60,725)
Net change in fund balance	3,650	0	3,650
Fund balances, beginning of year	56,571	0	56,571
Total Fund balances, beginning of year	56,571	0	56,571
Fund balance, end of period	60,220	0	60,220

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 9/30/2021
(In Whole Numbers)

	<u>Current Year Actual</u>	<u>Total Budget - Original</u>	<u>Total Budget Variance - Original</u>
Revenues:			
Investment income	61	0	61
Miscellaneous	<u>270,008</u>	<u>0</u>	<u>270,008</u>
Total Revenues:	<u>270,069</u>	<u>0</u>	<u>270,069</u>
Expenditures:			
Physical Environment			
ENGINEERING FEES	0	0	0
LEGAL SERVICES	1,788	0	(1,788)
OTHER PROFESSIONAL SVCS	0	0	0
Other	<u>0</u>	<u>0</u>	<u>0</u>
Total Physical Environment	<u>1,788</u>	<u>0</u>	<u>(1,788)</u>
Total Expenditures:	<u>1,788</u>	<u>0</u>	<u>(1,788)</u>
Excess (deficiency) of revenues over expenditures	<u>268,281</u>	<u>0</u>	<u>268,281</u>
Other financing sources (uses):			
Transfers in	0	0	0
Transfers out	<u>(219)</u>	<u>0</u>	<u>(219)</u>
Total Other financing sources (uses):	<u>(219)</u>	<u>0</u>	<u>(219)</u>
Net change in fund balance	268,063	0	268,063
Fund balances, beginning of year			
	<u>284,669</u>	<u>0</u>	<u>284,669</u>
Total Fund balances, beginning of year	<u>284,669</u>	<u>0</u>	<u>284,669</u>
Fund balance, end of period	<u>552,731</u>	<u>0</u>	<u>552,731</u>

Northern Palm Beach County Improvement District
Statement of Revenues and Expenditures - Combining Capital Project Funds (Cash basis)
From 10/1/2020 Through 9/30/2021

(In Whole Numbers)

	Unit 2C	Unit 16	Unit 25	Unit 53
Revenues:				
Intergovernmental revenues	-	-	-	-
Investment income	413	65	3	22
Miscellaneous	-	-	-	-
Total Revenues:	413	65	3	22
Expenditures:				
Capital outlay	-	-	-	-
Principal	-	-	-	-
Interest	-	-	-	-
Debt issuance costs	-	-	-	-
Total Expenditures:	-	-	-	-
Excess (deficiency) of revenues over expenditures	413	65	3	22
Other financing sources (uses):				
Transfers in	-	-	-	-
Transfers out	(4,064)	-	-	(3,382)
Capital contributions from landowners	-	-	-	-
Repayment to landowners	-	-	-	-
Promissory notes issued	-	-	-	-
Special assessment bond proceeds	-	-	-	-
Discount on special assessment bonds issued	-	-	-	-
Premium on special assessment bonds issued	-	-	-	-
Total Other financing sources (uses):	(4,064)	-	-	(3,382)
Net change in fund balance	(3,651)	65	3	(3,360)
Fund balances, beginning of year	6,186,665	816,771	20,845	2,393,928
Fund balance, end of period	6,183,014	816,836	20,848	2,390,568

Northern Palm Beach County Improvement District
Statement of Revenues and Expenditures - Combining Debt Service Funds (Cash basis)
From 10/1/2020 Through 9/30/2021

(In Whole Numbers)

	Unit 2A	Unit 2C	Unit 3A	Unit 5B
Revenues:				
Non-ad valorem assessments	3,736	4,702	5,373	15,741
Intergovernmental revenues	-	-	-	-
Investment income	12	(22,508)	9	3
Miscellaneous	-	-	-	-
Total Revenues:	3,748	(17,806)	5,381	15,744
Expenditures:				
Principal	-	-	-	-
Interest	-	-	-	-
Debt issuance costs	-	-	-	-
Advance Refunding escrow agent	-	-	-	-
Other	37	47	54	157
Total Expenditures:	37	47	54	157
Excess (deficiency) of revenues over expenditures	3,711	(17,853)	5,328	15,587
Other financing sources (uses):				
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	-	-	-	-
Total Other financing sources (uses):	-	-	-	-
Net change in fund balance	3,711	(17,853)	5,328	15,587
Fund balances, beginning of year	96,653	7,939,824	74,911	29,017
Fund balance, end of period	100,364	7,921,971	80,238	44,604

Northern Palm Beach County Improvement District
Statement of Revenues and Expenditures - Combining Debt Service Funds (Cash basis)
From 10/1/2020 Through 9/30/2021

(In Whole Numbers)

	Unit 9A	Unit 9B	Unit 16	Unit 19
Revenues:				
Non-ad valorem assessments	22,140	9,692	1,789	868
Intergovernmental revenues	-	-	-	-
Investment income	45	34	25	1
Miscellaneous	-	-	-	-
Total Revenues:	22,185	9,725	1,814	870
Expenditures:				
Principal	-	-	-	-
Interest	-	-	-	-
Debt issuance costs	-	-	-	-
Advance Refunding escrow agent	-	-	-	-
Other	226	97	18	9
Total Expenditures:	226	97	18	9
Excess (deficiency) of revenues over expenditures	21,959	9,628	1,796	861
Other financing sources (uses):				
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	-	-	-	-
Total Other financing sources (uses):	-	-	-	-
Net change in fund balance	21,959	9,628	1,796	861
Fund balances, beginning of year	904,265	914,635	894,992	16,519
Fund balance, end of period	926,223	924,263	896,788	17,380

Northern Palm Beach County Improvement District
Statement of Revenues and Expenditures - Combining Debt Service Funds (Cash basis)
From 10/1/2020 Through 9/30/2021

(In Whole Numbers)

	Unit 27B	Unit 43	Unit 44	Unit 45
Revenues:				
Non-ad valorem assessments	967	11,479	3,001	3,540
Intergovernmental revenues	-	-	-	-
Investment income	11	35	24	7
Miscellaneous	-	-	-	-
Total Revenues:	978	11,514	3,024	3,547
Expenditures:				
Principal	-	-	-	-
Interest	-	-	-	-
Debt issuance costs	-	-	-	-
Advance Refunding escrow agent	-	-	-	-
Other	10	120	30	40
Total Expenditures:	10	120	30	40
Excess (deficiency) of revenues over expenditures	968	11,394	2,994	3,507
Other financing sources (uses):				
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	-	-	-	-
Total Other financing sources (uses):	-	-	-	-
Net change in fund balance	968	11,394	2,994	3,507
Fund balances, beginning of year	365,040	527,717	663,044	95,944
Fund balance, end of period	366,009	539,112	666,039	99,451

Northern Palm Beach County Improvement District
Statement of Revenues and Expenditures - Combining Debt Service Funds (Cash basis)
From 10/1/2020 Through 9/30/2021

(In Whole Numbers)

	Unit 46	Unit 53
Revenues:		
Non-ad valorem assessments	10,785	1,233
Intergovernmental revenues	-	-
Investment income	51	170
Miscellaneous	-	-
Total Revenues:	10,836	1,404
Expenditures:		
Principal	-	-
Interest	-	-
Debt issuance costs	-	-
Advance Refunding escrow agent	-	-
Other	108	12
Total Expenditures:	108	12
Excess (deficiency) of revenues over expenditures	10,728	1,391
Other financing sources (uses):		
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	-	-
Total Other financing sources (uses):	-	-
Net change in fund balance	10,728	1,391
Fund balances, beginning of year	926,100	3,708,252
Fund balance, end of period	936,828	3,709,643

Northern Palm Beach County Improvement District
Statement of Revenues and Expenditures - Combining Debt Service Funds (Cash basis)
From 10/1/2020 Through 9/30/2021

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 9/30/2021

	<u>Current Year Actual</u>	<u>Total Budget - Original</u>	<u>Total Budget Variance - Original</u>
Revenues:			
Non-ad valorem assessments	0.00	0.00	0.00
Intergovernmental revenues	0.00	0.00	0.00
Investment income	95.67	0.00	95.67
Miscellaneous	0.00	0.00	0.00
Total Revenues:	<u>95.67</u>	<u>0.00</u>	<u>95.67</u>
Expenditures:			
Physical Environment			
ADM/OPS SALARIES	207,568.77	2,086,951.00	1,879,382.23
ENGINEERING FEES	0.00	50,000.00	50,000.00
LEGAL SERVICES	10,532.50	110,000.00	99,467.50
INSURANCE-GENERAL	213,250.20	234,769.00	21,518.80
PUBLIC INFORMATION	50.00	21,000.00	20,950.00
FUEL-VEHICLES	0.00	35,000.00	35,000.00
Other	143,814.79	1,715,429.00	1,571,614.21
Total Physical Environment	<u>575,216.26</u>	<u>4,253,149.00</u>	<u>3,677,932.74</u>
Capital outlay	38,000.00	76,620.00	38,620.00
Principal	0.00	17,312.00	17,312.00
Interest	0.00	3,403.00	3,403.00
Total Expenditures:	<u>613,216.26</u>	<u>4,350,484.00</u>	<u>3,737,267.74</u>
Excess (deficiency) of revenues over expenditures	<u>(613,120.59)</u>	<u>(4,350,484.00)</u>	<u>3,737,363.41</u>
Other financing sources (uses):			
Transfers in	365,185.26	4,195,484.00	(3,830,298.74)
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):	<u>365,185.26</u>	<u>4,195,484.00</u>	<u>(3,830,298.74)</u>
Net change in fund balance	<u>(247,935.33)</u>	<u>(155,000.00)</u>	<u>(92,935.33)</u>
Fund balances, beginning of year	961,839.11	0.00	961,839.11
Total Fund balances, beginning of year	<u>961,839.11</u>	<u>0.00</u>	<u>961,839.11</u>
Fund balance, end of year	<u>713,903.78</u>	<u>(155,000.00)</u>	<u>868,903.78</u>

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

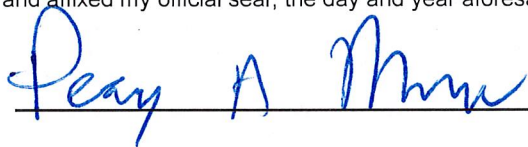
Invoice/Order Number:	0000596649
Ad Cost:	\$213.28
Paid:	\$0.00
Balance Due:	\$213.28

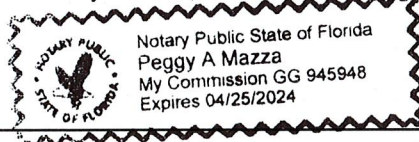
Signed


(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).

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**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