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
April 22, 2026
8:00 a.m.

1) Roll Call

2) Establish a Quorum

3) Additions or Deletions to the Agenda

4) Approval of Minutes - March 25, 2026 Regular Meeting

5) Comments from the Public for Items not on the Agenda

6) **Consent Agenda (Ask for Public Comment before approving Consent Agenda)**

   a) Multi-Unit
      i) Consider Renewal of Annual Service Contracts
      ii) Consider Renewal of Annual Landscape Maintenance Contract No. 1 and Change Order No. 1 – Palmera Enterprises, LLC
      iii) Consider Renewal of Annual Landscape Maintenance Contract No. 2 and Change Order No. 1 – Palmera Enterprises, LLC
      iv) Consider Renewal of Annual Landscape Maintenance Contract No. 3 and Change Order No. 2 – Palmera Enterprises, LLC
      v) Consider Renewal of Annual Landscape Maintenance Contract No. 4 and Change Order No. 1 – The Grassroots Corporation
      vi) Consider Renewal of Annual Service Contract and Change Order No. 9 – Aquatic Vegetation Control, Inc. – Aquatic Weed Control and Marsh Maintenance
      vii) Consider Renewal of Annual Service Contract and Change Order No. 16 – Aquatic Vegetation Control, Inc. – Preserve Maintenance
      viii) Consider Renewal of Annual Service Contract and Change Order No. 14 – SOLitude Lake Management, LLC – Aquatic Weed Control (Rural Areas)
      ix) Consider Renewal of Annual Service Contract and Change Order No. 18 – Future Horizons, Inc. – Aquatic Weed Control (Urban Areas)
      x) Consider Purchase Order to Johnson-Davis, Inc.

   b) Unit No. 9B – Abacoa II
      Consider Purchase Order to Palmera Enterprises, LLC

   c) Unit No. 11 – PGA National
      i) Consider Purchase Order to Florida Pavement Services, Inc. – Ryder Cup
      ii) Consider Purchase Order to Florida Pavement Services, Inc. – Pump Station
      iii) Consider Renewal of Annual Service Contract and Change Order No. 7 – Aquatic Vegetation Control, Inc. – Aquatic Weed Control and Marsh Maintenance
      iv) Consider Change Order to Future Horizons, Inc. (CO No. 1)

d) Unit No. 15 – Villages of Palm Beach Lakes
Consider Purchase Order to Johnson-Davis, Inc.

e) Unit No. 43 – Mirasol
Consider Purchase Order to Shenandoah General Construction, LLC

f) General
   i) Consider Renewal of Annual Service Agreement – RMPK Funding, Inc. – Grant Preparation and Administration Services
   ii) Consider Travel Request – Florida Association of Special Districts Annual Conference

g) Payment Requests

7) **Regular Agenda**

a) Multi-Unit
Consider Renewal of Annual Landscape Maintenance Contract No. 5 and Change Order No. 1 – Chris Wayne and Associates, Inc.
**Ask for Public Comment**

b) Unit No. 5A – Vista Center of Palm Beach
Consider Purchase Order to Nu-Pipe, LLC
**Ask for Public Comment**

c) Unit Nos. 9A/9B – Abacoa I & II
Consider First Amendment to Annual Service Contract and Change Order No. 7 – Aquatic Vegetation Control, Inc. – Aquatic Weed Control, Preserve and Dry Detention Maintenance and Mowing
**Ask for Public Comment**

d) Unit No. 16 – Palm Beach Park of Commerce
Consider Renewal of Annual Service Contract and Change Order No. 2 – WGI, Inc. – Environmental Liaison
**Ask for Public Comment**

e) Unit No. 18 – Ibis Golf & Country Club
Consider Third Amendment to Annual Service Contract and Change Order No. 18 – Aquatic Vegetation Control, Inc. – Aquatic Weed Control and Marsh Maintenance
**Ask for Public Comment**

f) Unit No. 54 – Artistry Lakes
   i) Consider Design and Permitting Funding Agreement
   **Ask for Public Comment**
   ii) Consider Funding Agreement No. 1
   **Ask for Public Comment**

g) General
   i) Consider Fourth Amendment to Annual Service Contract – Image Janitorial Services, Inc. – Janitorial Services
   **Ask for Public Comment**
   ii) Consider Release of Landscape Buffer Easement and related Resolution (2026-03)
   **Ask for Public Comment**
   iii) Audubon Purple Martin Presentation

8) Miscellaneous Reports:

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

9) Committee Report:

   a) Debt Finance Committee
      Consider Committee Recommendation
      **Ask for Public Comment**

10) Receive and File

11) Comments from the Board

12) Adjourn

**Please note the following upcoming meetings:**

**May 27, 2026 – 8:00 a.m.- Regular Meeting**
**June 24, 2026 – 8:00 a.m.- Regular Meeting**

**MINUTES OF A BOARD OF SUPERVISORS MEETING**
**NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT 03/25/26**

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Pursuant to the foregoing Notice, the Board of Supervisors of Northern Palm Beach County Improvement District was called to order at approximately 8:00 a.m. on March 25, 2026, in the Administrative Building and Emergency Operations Center, 359 Hiatt Drive, Palm Beach Gardens, Florida.

**1) ROLL CALL**

There were present Board President Matthew J. Boykin and Supervisors Ellen T. Baker, L. Marc Cohn, Brian J. LaMotte and Gregory Block; Executive Director Dan Beatty; and General Counsel Kenneth W. Edwards of Caldwell Pacetti et al.

Also present were Director of Finance & Administration Katie Roundtree; District Engineer Kim Leser; District Clerk Susan Scheff; Director of Operations Ken Roundtree; Budget & Tax Roll Manager Laura Ham; Programs & Facilities Maintenance Administrator Jared Kneiss; Project Coordinator Polly Scherman; Technical Assistant/Records Management Specialist Kathleen Maloney-Pollack; Staff Engineer Joe Kusnir; Fiscal Specialist & Customer Service Representative Vicki Loeb; Records & Information Systems Specialist Michelle Hahn; Environmental Manager Lucas Schaffer; Invasive Species Biologist Grant Black; Invasive Species Biologist Phyllis Wehner; Operations Supervisor Greg Sale; SCADA & IT Manager Pavel Honzik; Operations Manager Matthew Lee; Operations Manager Jed Cooper; Operations Manager David Nadler; Operations Manager Randy Cross; Operations Manager Justin Helms; Field Technician II Pietro Corrias; Greg Fagan of Fagan Engineering; Jonathan Ricketts of JTR, Inc.; Jim Kraus and Gail Horvath of PGA National (Unit 11); and Rita Feinman of BallenIsles Country Club (Unit 31).

**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. Beatty reported that no additions or deletions to the Agenda were necessary.

## 4) APPROVAL OF MINUTES

A **motion** was made by Ms. Baker, seconded by Mr. LaMotte and unanimously passed approving the Minutes of the February 11, 2026 Engineering Review Committee Meeting.

A **motion** was made by Ms. Baker, seconded by Mr. LaMotte and unanimously passed approving the Minutes of the February 11, 2026 Personnel Committee Meeting.

A **motion** was made by Ms. Baker, seconded by Mr. LaMotte and unanimously passed approving the Minutes of the February 25, 2026 Public Hearing.

A **motion** was made by Ms. Baker, seconded by Mr. LaMotte and unanimously passed approving the Minutes of the February 25, 2026 Regular Meeting.

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

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

## 6) CONSENT AGENDA

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

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

a) Unit No. 2C – Alton
   i) Consider Purchase Order to Top Dog Industries, LLC
   ii) Consider Bill of Sale to Alton Property Owners Association, Inc.
   iii) Consider Bill of Sale to Artistry Homeowners Association, Inc.

b) Unit No. 31 – BallenIsles Country Club
   Consider Purchase Order to Hoover Pumping Systems and Payment Authorization

c) General
Consider Declaration of Surplus Equipment

d) Payment Requests

copies of which are contained in applicable Northern files.

**7) REGULAR AGENDA**

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

**i) Consider Approval of Piggyback Agreement with Rep Services, Inc.**

Ms. Leser stated that this is a request to consider piggybacking a Clay County contract entered into by Rep Services, Inc. to provide artificial turf for the dog park in Alton. She explained that the dog park was completed in 2020 and its maintenance has been the responsibility of the Alton Property Owners Association (POA) through a High Level Maintenance Agreement. She further explained that they have had to replace the natural sod in the dog park several times due to continual use, so the POA requested that Staff look into a cost-effective alternative.

Ms. Leser reported that Staff reached out to a few contractors and arrived at a recommendation to use Rep Services, Inc. through its contract with Clay County, which allows for piggybacking. She noted that they also have done work in Jupiter and Wellington. She stated that this process is similar to what was done with Nu-Pipe with the Lake County contract last month and, if the Board approves, a Purchase Order would be issued based upon the prices in the piggybacked contract. She noted that this project is budgeted and approval is recommended.

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

A **motion** was made by Ms. Baker, seconded by Mr. LaMotte and unanimously passed approving the Piggyback Agreement with Rep Services, Inc.

**ii) Consider Purchase Order to Rep Services, Inc.**

Ms. Leser explained that this item is related to the Piggyback Agreement that the Board just approved. She stated that Purchase Order No. 26-586 is based on the Clay County contract for a proposed amount of $188,118.84. She briefly explained the project and stated that approval is recommended.

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

A **motion** was made by Ms. Baker, seconded by Mr. LaMotte and unanimously passed approving Purchase Order No. 26-586 to Rep Services, Inc. in the amount of $188,118.84.

**b) UNIT OF DEVELOPMENT NO. 19 – REGIONAL CENTER**
**Consider Funding Agreement**

Ms. Leser explained that this item involves consideration of a Funding Agreement with Atlantic A1A, LLC (A1A, LLC) which was initially presented to the Engineering Review Committee on February 11th and subsequently to the Board on February 25, 2026, resulting in approval to move forward with a Funding Agreement to review the request made by A1A, LLC. She further explained that the request was to review the feasibility of the sale of a 4.9-acre Water Management Tract (WMT) owned by Northern within the Unit and subsequently annexing 3.6 acres located just outside the Unit 19 boundary. She reported that finance, legal and engineering analysis will be involved. Ms. Leser stated that the costs have been estimated at $25,000 to be paid prior to the research taking place, and approval is recommended.

Mr. LaMotte expressed some concern with Northern potentially selling land to a developer.

A general discussion followed regarding the purpose of the analysis, which is to present the pros and cons of honoring such a request for Board consideration. Various similar instances in the past were presented, along with the pros and cons of Northern's interest and those of its constituents. Emphasis was made that this is merely an initial step to research the request being made for further consideration.

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

A **motion** was made by Ms. Baker, seconded by Mr. Block and passed by majority approving execution of the Funding Agreement with Atlantic A1A, LLC. Mr. LaMotte provided the sole Nay vote.

**c) UNIT OF DEVELOPMENT NO. 21 – OLD MARSH**
**Consider Funding Agreement**

Ms. Leser explained that this item similarly was presented to the Engineering Review Committee on February 11th and subsequently to the Board on February 25, 2026, resulting in approval to move forward with a Funding Agreement to review the request made by Old Marsh Golf Club (Golf Club). She noted that Mr. Edwards drafted this Funding Agreement in the amount of $10,000. Ms. Leser then briefly explained that the Golf Club's request was for Staff to review the feasibility of expanding the Club's existing maintenance facility into a 0.30-acre Water Management Tract owned by Northern and provide compensating area from the 8.92 acre civic site within the system.

Mr. Edwards stated that since he has drafted this Funding Agreement, he has learned that the Golf Club does not own the tract of land that they were proposing to use for the swap. He explained that the property is owned by the POA, so he is recommending execution of the Funding Agreement with the understanding that if Northern chooses to move forward, the land swap ownership issue would need to be addressed.

A general discussion followed with regard to the analysis process and how Northern has handled similar requests in the past.

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

A **motion** was made by Ms. Baker, seconded by Mr. LaMotte and unanimously passed approving execution of the Funding Agreement with Old Marsh Golf Club, Inc.

**8) MISCELLANEOUS REPORTS**

**a) ENGINEER**

Ms. Leser gave the following status updates with accompanying photos under her report:

Multi-Unit: Ms. Leser reported on the status of the Pump Station Control Panel Replacement Project. She gave a brief review of the current work being done, noting that the Unit 21 replacement should be completed in the next week, the Unit 24 replacement work is well underway and the Unit 18 pump station replacement work will be starting this week.

Unit No. 5A – Vista Center of Palm Beach: Ms. Leser stated that the Board approved a Piggyback Agreement last month for spin casting two systems of pipe. She reported that System 7 is nearly complete and System 3 is currently being cleaned and spin cast. The project is required to be completed by May but is expected to be completed much sooner.

Unit No. 53 – Arden: Ms. Leser reported that the pre-construction meeting for the Linear Park, Phase 3 Project has taken place and Brightview Landscaping is currently removing exotics and grading.

Unit No. 54 – Artistry Lakes: Ms. Leser reported that drafts of the Plan of Improvements and Report of Engineer have been circulated for comments and she is working on updating both documents since approval of the development's annexation into Wellington. She expects to be finalizing the documents in the next few weeks.

**b) ATTORNEY**

Mr. Edwards reported that a legislative bill has been Enrolled and will be submitted to the Governor to increase Section 768.28, Florida Statutes, which is the sovereign immunity waiver provision, from $200,000 to $350,000 per individual and up to $500,000 per incident. If passed, he expects it will likely increase Northern's insurance premiums. He stated that he will bring this back to the Board once the bill is acted upon by the Governor. Mr. Edwards then briefly spoke about the bills affecting ad valorem property taxes, noting the proposed changes will not affect Northern.

**c) EXECUTIVE DIRECTOR**

Mr. Beatty provided an update on the Shady Lakes pipe issue, stating that the Board had recently directed Staff to proceed with inspection of it in order to ascertain what repairs may be necessary and their

estimated cost. He explained that the contractor asked to do the inspection was unable to proceed, as the Shady Lakes Homeowners Association (HOA) had installed an irrigation line within the pipe. Mr. Beatty stated that the HOA was advised that they would need to remove the irrigation line prior to the contractor's inspection and they agreed to do so. Staff is now waiting to hear back from the HOA confirming removal in order for our contractor to proceed.

Mr. Beatty then asked Vicki Loeb to approach the Board. He presented Ms. Loeb with a plaque recognizing her 37 years of service and acknowledging her contribution as the face of Northern for many years. He explained to the Board that she will be stepping away from the front desk as the Customer Service Representative and begin working part-time, retaining her Fiscal Specialist duties.

The Public and Community Relations Report was included in the Board materials for review.

**9) RECEIVE AND FILE**

The following items were presented to be received and filed:

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

copies of which are contained in Northern's records.

**10) COMMENTS FROM THE BOARD**

Ms. Baker stated that she recently went to the Wakodahatchee Wetlands and saw the Purple Martin houses. She was wondering if the Board would support Staff looking into putting up a gourd rack in some of Northern's preserves.

A discussion followed explaining that Purple Martins are small birds and noting possible resources Staff can check to research this issue further.

Mr. LaMotte asked if any activity has occurred since last month's Board approval of moving forward with the enforcement of encroachment issues as outlined in the Engineering Standards Manual. Mr. Beatty asked and was advised by Staff that the removal process has not yet taken place.

Ms. Baker thanked Ms. Loeb for everything that she has done for Northern.

**11) ADJOURN**

A **motion** was made by Ms. Baker, seconded by Mr. LaMotte and unanimously passed to adjourn the meeting.

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

_____
President

_____
Assistant Secretary

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# EXECUTIVE SUMMARY

**TO:** Matthew J. Boykin
Ellen T. Baker
L. Marc Cohn
Brian J. LaMotte
Gregory Block

**DATE:** April 22, 2026

**FROM:** Kathleen Maloney-Pollack, Technical Assistant

**THROUGH:** C. Danvers Beatty, P.E., Executive Director

**RE:** Renewal of Annual Service Contracts

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## Background

Northern utilizes annual contractors to provide many maintenance services throughout the District. The contracts are issued for a one-year term and include a provision for four additional one-year term extensions if agreed to by both parties. After reviewing the list of annual contracts and the performance records of each contractor, Northern Staff recommends that the following contracts be renewed for an additional one-year term beginning October 1, 2026:

- Future Horizons, Inc. – Aerator Maintenance
- Sea Breeze Community Management Services, Inc. – Unit No. 34 Property Management Services
- SOLitude Lake Management, LLC – Unit No. 43 Aquatic Weed Control and Marsh Maintenance

## Fiscal Impact

Funding for these contract services is included in the proposed Fiscal Year 2026/2027 Budget.

## Recommendation

Northern Staff requests the Board approve renewals of the above-listed Annual Service Contracts and authorize execution of the extension amendment forms by the Board President.

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# EXECUTIVE SUMMARY

**TO:** Matthew J. Boykin
Ellen T. Baker
L. Marc Cohn
Brian J. LaMotte
Gregory Block

**DATE:** April 22, 2026

**FROM:** Kathleen Maloney-Pollack, Technical Assistant

**THROUGH:** C. Danvers Beatty, P.E., Executive Director

**RE:** Unit Nos. 5B, 5D, 11, 14, 18, 24, 34, 43 & NPBCID Administrative Complex
Consider Renewal of Annual Service Contract and Change Order No. 1
Palmera Enterprises, LLC
Annual Landscape Maintenance Contract No. 1

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## Background

On March 26, 2025, the Annual Landscape Maintenance Contract No. 1 for Pump Stations and Hidden Key Landscape Areas in Unit Nos. 5B, 5D, 11, 14, 18, 24, 34, 43 & NPBCID Administrative Complex was awarded to Palmera Enterprises, LLC for a one-year period commencing October 1, 2025, and renewable annually through September 30, 2030. This renewal request constitutes the first of four possible one-year extensions associated with the Contract.

Palmera Enterprises, LLC is requesting approval of a price increase of 8% ($7,904.16) for the annual renewal for fiscal year 2026-2027. This amount will be added to the contracted price for future annual renewals.

## Fiscal Impact

This contract and change order will be included in the proposed budget for fiscal year 2026/2027.

## Recommendation

Northern Staff recommends renewal of the annual contract for the period October 1, 2026 through September 30, 2027, approval of Change Order No. 1 to Palmera Enterprises, LLC, increasing the contract by $7,904.16, and authorization of the execution of the extension amendment and change order forms by the Board President.

# CHANGE ORDER

No. 1

PROJECT: Annual Landscape Maintenance Contract No. 1
Unit Nos. 5B, 5D, 11, 14, 18, 24, 34, 43 & NPBCID Administrative Complex

DATE: 4/22/2026

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

CONTRACT FOR: Pump Stations, Hidden Key Landscape Areas and Administrative Complex

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

**Description:** An 8% increase in price applicable to the extension for FYE 9/30/2027. The contractor's request for a price increase is attached.

Contractor: Palmera Enterprises, LLC
P.O. Box 1934
15126 SW Indian Mound Drive
Indiantown, FL 34956

**Purpose:** See description above

| CHANGE IN CONTRACT PRICE: | CHANGE IN CONTRACT TIME: |
|---|---|
| Original Contract Price<br>$ 98,802.00 | Original Contract Time<br>365 days<br>days or date |
| Previous Change Order No. N/A to No. N/A<br>$ 0.00 | Net change from previous Change Order<br>0 days |
| Contract Price prior to this Change Order<br>$ 98,802.00 | Contract Time prior to this Change Order<br>365 days<br>days or date |
| Net Increase of this Change Order<br>$ 7,904.16 | Net Increase (decrease) of this Change Order<br>0 days |
| Contract Price with all approved Change Orders<br>$ 106,706.16 | Contract Time with all approved Change Orders<br>365 days |

APPROVED:

NPBCID
Matthew J. Boykin
President, Board of Supervisors

APPROVED:

Contractor

PALMERA ENTERPRISES, LLC

February 24, 2026

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

**Re: Annual Landscaping Maintenance Contract #1**

Dear Randy,

Per the contract documents, this letter will serve as a formal request for an 8% rate increase on the Annual Landscaping Maintenance Contract #1.

Palmera Enterprises, LLC strives to continue to provide you with the highest quality of services and products and in an effort to be able to do that, we must unfortunately pass along some of the increases in material costs, gas, clean up excess leaves and labor which have all increased substantially over the past year.

We appreciate our long business relationship with Northern Palm Beach County Improvement District and look forward to continuing association in the future.

Thank you for this opportunity to serve you. Please feel free to contact me with any questions.

Federico "Freddy" Bautista
Manager

P.O. Box 1934
Indiantown, FL 34956
☎ 561-307-3554
email: palmeraenterrprises@gmail.com

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# EXECUTIVE SUMMARY

**TO:** Matthew J. Boykin
Ellen T. Baker
L. Marc Cohn
Brian J. LaMotte
Gregory Block

**DATE:** April 22, 2026

**FROM:** Kathleen Maloney-Pollack, Technical Assistant

**THROUGH:** C. Danvers Beatty, P.E., Executive Director

**RE:** Unit Nos. 1, 2A, 2C, 3, 4, 5C, 7, 9, 9A, 9B, 11, 12, 14, 15, 19, 21, 23, 31, 43 & 47
Consider Renewal of Annual Service Contract and Change Order No. 1
Palmera Enterprises, LLC
Annual Landscape Maintenance Contract No. 2

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## Background

On March 26, 2025, the Annual Landscape Maintenance Contract No. 2 for Operational Gate Structures, Outfalls & Remote Terminal Units (RTUs) in Unit Nos. 1, 2A, 2C, 3, 4, 5C, 7, 9, 9A, 9B, 11, 12, 14, 15, 19, 21, 23, 31, 43 & 47 was awarded to Palmera Enterprises, LLC for a one-year period commencing October 1, 2025, and renewable annually through September 30, 2030. This renewal request constitutes the first of four possible one-year extensions associated with the Contract.

Palmera Enterprises, LLC is requesting approval of a price increase of 5% ($1,795.50) for the annual renewal for fiscal year 2026-2027. This amount will be added to the contracted price for future annual renewals.

## Fiscal Impact

This contract and change order will be included in the proposed budget for fiscal year 2026/2027.

## Recommendation

Northern Staff recommends renewal of the annual contract for the period October 1, 2026 through September 30, 2027, approval of Change Order No. 1 to Palmera Enterprises, LLC, increasing the contract by $1,795.50, and authorization of the execution of the extension amendment and change order forms by the Board President.

# CHANGE ORDER

No. 1

PROJECT: Annual Landscape Maintenance Contract No. 2
Unit Nos. 1, 2A, 2C, 3, 4, 5C, 7, 9, 9A, 9B, 11, 12, 14, 15, 19, 21, 23, 31, 43 & 47

DATE: 4/22/2026

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

CONTRACT FOR: Operational Gate Structures, Outfalls and Remote Terminal Units (RTUs)

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

**Description:** A 5% increase in price applicable to the extension for FYE 9/30/2027. The contractor's request for a price increase is attached.

Contractor: Palmera Enterprises, LLC
P.O. Box 1934
15126 SW Indian Mound Drive
Indiantown, FL 34956

**Purpose:** See description above

| CHANGE IN CONTRACT PRICE: | CHANGE IN CONTRACT TIME: |
|---|---|
| Original Contract Price<br>$ 35,910.00 | Original Contract Time<br>365 days<br>days or date |
| Previous Change Order No. N/A to No. N/A<br>$ 0.00 | Net change from previous Change Order<br>0 days |
| Contract Price prior to this Change Order<br>$ 35,910.00 | Contract Time prior to this Change Order<br>365 days<br>days or date |
| Net Increase of this Change Order<br>$ 1,795.50 | Net Increase (decrease) of this Change Order<br>0 days |
| Contract Price with all approved Change Orders<br>$ 37,705.50 | Contract Time with all approved Change Orders<br>365 days |

APPROVED:

NPBCID
Matthew J. Boykin
President, Board of Supervisors

APPROVED:

Contractor

PALMERA ENTERPRISES, LLC

February 24, 2026

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

**Re: Annual Landscaping Maintenance Contract #2**

Dear Randy,

Per the contract documents, this letter will serve as a formal request for an 5% rate increase on the Annual Landscaping Maintenance Contract #2.

Palmera Enterprises, LLC strives to continue to provide you with the highest quality of services and products and in an effort to be able to do that, we must unfortunately pass along some of the increases in material costs, gas, travel time to get to locations and labor which have all increased substantially over the past year.

We appreciate our long business relationship with Northern Palm Beach County Improvement District and look forward to continuing association in the future.

Thank you for this opportunity to serve you. Please feel free to contact me with any questions.

Federico “Freddy” Bautista
Manager

P.O. Box 1934
Indiantown, FL 34956
☎ 561-307-3554
email: palmeraenterrprises@gmail.com

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# EXECUTIVE SUMMARY

**TO:** Matthew J. Boykin
Ellen T. Baker
L. Marc Cohn
Brian J. LaMotte
Gregory Block

**DATE:** April 22, 2026

**FROM:** Kathleen Maloney-Pollack, Technical Assistant

**THROUGH:** C. Danvers Beatty, P.E., Executive Director

**RE:** Unit Nos. 1, 2, 2C, 3, 4, 5, 7, 9, 9A, 11, 12, 14, 15, 16, 19, 20, 24, 32A, 43 & 49
Consider Renewal of Annual Service Contract and Change Order No. 2
Palmera Enterprises, LLC
Annual Landscape Maintenance Contract No. 3

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## Background

On March 26, 2025, the Annual Landscape Maintenance Contract No. 3 for Rights of Way and Canal Banks in Unit Nos. 1, 2, 2C, 3, 4, 5, 7, 9, 9A, 11, 12, 14, 15, 16, 19, 20, 24, 32A, 43 & 49 was awarded to Palmera Enterprises, LLC for a one-year period commencing October 1, 2025, and renewable annually through September 30, 2030. This renewal request constitutes the first of four possible one-year extensions associated with the Contract.

Palmera Enterprises, LLC is requesting approval of a price increase of 5% ($15,236.30) for the annual renewal for fiscal year 2026-2027. This amount will be added to the contracted price for future annual renewals.

## Fiscal Impact

This contract and change order will be included in the proposed budget for fiscal year 2026/2027.

## Recommendation

Northern Staff recommends renewal of the annual contract for the period October 1, 2026 through September 30, 2027, approval of Change Order No. 2 to Palmera Enterprises, LLC, increasing the contract by $15,236.30, and authorization of the execution of the extension amendment and change order forms by the Board President.

# CHANGE ORDER

No. 2

PROJECT: Annual Landscape Maintenance Contract No. 3
Unit Nos. 1, 2, 2C, 3, 4, 5, 7, 9, 9A, 11, 12, 14, 15, 16, 19, 20, 24, 32A, 43 & 49

DATE: 4/22/2026

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

CONTRACT FOR: Rights of Way and Canal Banks

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

**Description:** A 5% increase in price applicable to the extension for FYE 9/30/2027. The contractor's request for a price increase is attached.

Contractor: Palmera Enterprises, LLC
P.O. Box 1934
15126 SW Indian Mound Drive
Indiantown, FL 34956

**Purpose:** See description above

| CHANGE IN CONTRACT PRICE: | CHANGE IN CONTRACT TIME: |
|---|---|
| Original Contract Price<br>$ 294,726.00 | Original Contract Time<br>365 days<br>days or date |
| Previous Change Order No. 0 to No. 1<br>$ 10,000.00 | Net change from previous Change Order<br>0 days |
| Contract Price prior to this Change Order<br>$ 304,726.00 | Contract Time prior to this Change Order<br>365 days<br>days or date |
| Net Increase of this Change Order<br>$ 15,236.30 | Net Increase (decrease) of this Change Order<br>0 days |
| Contract Price with all approved Change Orders<br>$ 319,962.30 | Contract Time with all approved Change Orders<br>365 days |

APPROVED:

NPBCID
Matthew J. Boykin
President, Board of Supervisors

APPROVED:

Contractor

PALMERA ENTERPRISES, LLC

February 24, 2026

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

**Re: Annual Landscaping Maintenance Contract #3**

Dear Randy,

Per the contract documents, this letter will serve as a formal request for an 5% rate increase on the Annual Landscaping Maintenance Contract #3.

Palmera Enterprises, LLC strives to continue to provide you with the highest quality of services and products and in an effort to be able to do that, we must unfortunately pass along some of the increases in material costs, tool repairs, gas and labor which have all increased substantially over the past year.

We appreciate our long business relationship with Northern Palm Beach County Improvement District and look forward to continuing association in the future.

Thank you for this opportunity to serve you. Please feel free to contact me with any questions.

Federico "Freddy" Bautista
Manager

P.O. Box 1934
Indiantown, FL 34956
☎ 561-307-3554
email: palmeraenterrprises@gmail.com

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
Ellen T. Baker
L. Marc Cohn
Brian J. LaMotte
Gregory Block

**DATE:** April 22, 2026

**FROM:** Kathleen Maloney-Pollack, Technical Assistant

**THROUGH:** C. Danvers Beatty, P.E., Executive Director

**RE:** Unit Nos. 1, 2, 3, 4, 5C, 9, 14, 15 & 21
Consider Renewal of Annual Service Contract and Change Order No. 1
The Grassroots Corporation
Annual Landscape Maintenance Contract No. 4

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## Background

On March 26, 2025, the Annual Landscape Maintenance Contract No. 4 for Vegetation Boom Debris and Trash Removal in Unit Nos. 1, 2, 3, 4, 5C, 9, 14, 15 & 21 was awarded to The Grassroots Corporation for a one-year period commencing October 1, 2025, and renewable annually through September 30, 2030. This renewal request constitutes the first of four possible one-year extensions associated with the Contract.

The Grassroots Corporation is requesting approval of a price increase of 7% ($4,424.00) for the annual renewal for fiscal year 2026-2027. This amount will be added to the contracted price for future annual renewals.

## Fiscal Impact

This contract and change order will be included in the proposed budget for fiscal year 2026/2027.

## Recommendation

Northern Staff recommends renewal of the annual contract for the period October 1, 2026 through September 30, 2027, approval of Change Order No. 1 to The Grassroots Corporation, increasing the contract by $4,424.00, and authorization of the execution of the extension amendment and change order forms by the Board President.

# CHANGE ORDER

No. 1

PROJECT: Annual Landscape Maintenance Contract No. 4
Unit Nos. 1, 2, 3, 4, 5C, 9, 14, 15 & 21

DATE: 4/22/2026

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

CONTRACT FOR: Vegetation Boom Debris and Trash Removal

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

**Description:** A 7% increase in price applicable to the extension for FYE 9/30/2027. The contractor's request for a price increase is attached.

Contractor: The Grassroots Corporation
6072 Eagles Nest
Jupiter, FL 33458

**Purpose:** See description above

| CHANGE IN CONTRACT PRICE: | CHANGE IN CONTRACT TIME: |
|---|---|
| Original Contract Price<br>$ 63,200.00 | Original Contract Time<br>365 days<br>days or date |
| Previous Change Order No. N/A to No. N/A<br>$ 0.00 | Net change from previous Change Order<br>0 days |
| Contract Price prior to this Change Order<br>$ 63,200.00 | Contract Time prior to this Change Order<br>365 days<br>days or date |
| Net Increase of this Change Order<br>$ 4,424.00 | Net Increase (decrease) of this Change Order<br>0 days |
| Contract Price with all approved Change Orders<br>$ 67,624.00 | Contract Time with all approved Change Orders<br>365 days |

APPROVED:

NPBCID
Matthew J. Boykin
President, Board of Supervisors

APPROVED:

Contractor

# The Grassroots Corporation

## Certified General Contractor – cgc# 1517651

**Randy Cross, Eric Vincent & Ken Roundtree**
**Northern Palm Beach County Improvement District**
**359 Hiatt Drive**
**Palm Beach Gardens, FL 33418**

**Re: Annual unit price re-negotiation**
**Annual landscape maintenance contract #3**

**March 3, 2026**

**Dear Randy & Ken,**

**Per the contract documents, this letter is to serve as a formal request for a 7% rate increase on the annual landscape maintenance contract #4, which would increase the annual contract total to $67,624.00 from the current total of $63,200.00. The inflationary increases in insurance, labor, materials and fuel within our industry has risen dramatically. This has unfortunately forced us to make this request.**

**If you have any questions or would like to discuss this please let me know. As always, we truly value our partnership with NPBCID and our relationship with its employees.**

**Thank you,**

**Ray Spear**
**owner**

743-6111 office
744-8351 fax

6072 Eagles Nest Dr. – Jupiter, FL 33458
spear@thegrassrootscorp.com

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
Ellen T. Baker
L. Marc Cohn
Brian J. LaMotte
Gregory Block

**DATE:** April 22, 2026

**FROM:** Kathleen Maloney-Pollack, Technical Assistant

**THROUGH:** C. Danvers Beatty, P.E., Executive Director

**RE:** Unit Nos. 5A, 16, 19, 21, 23, 24, 27B, 29 & 45
Consider Renewal of Annual Service Contract and Change Order No. 9
Aquatic Vegetation Control, Inc.
Annual Aquatic Weed Control & Marsh Maintenance

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## Background

On April 23, 2025, Northern's Board approved the First Amendment to the Annual Aquatic Weed Control and Marsh Maintenance contract for Unit Nos. 5A, 16, 19, 21, 23, 24, 27B, 29 & 45 with Aquatic Vegetation Control, Inc. (AVC) extending the contract for one year and allowing for four one-year extensions through September 30, 2030. This renewal request constitutes the first of four possible one-year extensions associated with the First Amendment.

AVC is requesting approval of a price increase of 5% ($29,931.48) for the fiscal year 2026/2027 as detailed in Change Order No. 9. This amount will be added to the contracted price for future annual renewals.

## Fiscal Impact

This contract and change order are included in the proposed budget for fiscal year 2026/2027.

## Recommendation

Northern Staff recommends renewal of the annual contract for the period October 1, 2026 through September 30, 2027, approval of Change Order No. 9 to increase the contract by $29,931.48, and authorization of the execution of the extension amendment and change order forms by the Board President.

# CHANGE ORDER

No. 9

PROJECT: Aquatic Weed Control and Marsh Maintenance
Unit Nos. 5A, 16, 19, 21, 23, 24, 27B, 29 & 45

DATE: 4/22/2026

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

CONTRACT FOR: Unit Nos. 5A, 16, 19, 21, 23, 24, 27B, 29 & 45 Aquatic Weed Control and Marsh Maintenance

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

**Description:** A 5% increase in price applicable to the extension for FYE 9/30/2027. The contractor's request for a price increase is attached.

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

**Purpose:** See description above

| CHANGE IN CONTRACT PRICE: | CHANGE IN CONTRACT TIME: |
|---|---|
| Original Contract Price<br>$ 559,210.60 | Original Contract Time<br>365 days<br>days or date |
| Previous Change Order No. 1 to No. 8<br>$ 39,419.06 | Net change from previous Change Order<br>0 days |
| Contract Price prior to this Change Order<br>$ 598,629.66 | Contract Time prior to this Change Order<br>365 days<br>days or date |
| Net (Increase) of this Change Order<br>$ 29,931.48 | Net Increase (decrease) of this Change Order<br>0 days |
| Contract Price with all approved Change Orders<br>$ 628,561.14 | Contract Time with all approved Change Orders<br>365 days |

APPROVED:

NPBCID
Matthew J. Boykin
President, Board of Supervisors

APPROVED:

Contractor

# Aquatic Vegetation Control, Inc.

**Environmental Management**

Riviera Beach, FL
Palm City, FL
Pembroke Pines, FL
Florida City, FL


February 9, 2026

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

RE: **Contract Extension and Increase Request for Aquatic Weed Control & Marsh Maintenance, Units of Development 5A, 16, 19, 21, 23, 24, 27B, 29 and 45**

Dear Luke,

AVC respectfully requests a one-year extension of the Aquatic Weed Control & Marsh Maintenance, Units of Development 5A, 16, 19, 21, 23, 24, 27B, 29 and 45 Contract. In accordance with the terms of the agreement, we are also requesting approval of a 5% annual increase.

Since the last adjustment period, AVC has experienced continued cost escalation. Labor costs have increased approximately 5 – 7% since 2024/2025 and are expected to continue rising due to current labor market conditions and scheduled minimum wage increases. In addition, equipment costs have increased by approximately 23% and herbicide costs by approximately 4%.

AVC sincerely values our long-standing relationship with Northern Palm Beach County Improvement District and appreciates the opportunity to continue providing high-quality services. We look forward to working with you for the upcoming contract year.

Sincerely,

Sharon Gillenwalters
President


**1860 W 10th Street Riviera Beach, FL 33404 * Phone (561) 845-5525 * Fax (561) 845-5374**

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
Ellen T. Baker
L. Marc Cohn
Brian J. LaMotte
Gregory Block

**DATE:** April 22, 2026

**FROM:** Kathleen Maloney-Pollack, Technical Assistant

**THROUGH:** C. Danvers Beatty, P.E., Executive Director

**RE:** Unit Nos. 2C, 3, 11, 16, 19, 21, 23, 24, 27B, 29, 33, 43, 45 & 49
Consider Renewal of Annual Services Contract and Change Order No. 16
Aquatic Vegetation Control, Inc.
Preserve Maintenance Contract

---

## Background

On March 22, 2023, Northern's Board approved the Third Amendment to the Annual Preserve Maintenance contract for Unit Nos. 2C, 3, 11, 16, 19, 21, 23, 24, 27B, 29, 33, 43, 45 & 49 with Aquatic Vegetation Control, Inc. (AVC) extending the contract for one year and allowing for four one-year extensions through September 30, 2028. This renewal request constitutes the third of four possible one-year extensions associated with the Third Amendment.

AVC is requesting approval of a price increase of 5% ($81,778.27) for fiscal year 2026/2027, as detailed in Change Order No. 16. This amount will be added to the contracted price for future annual renewals.

## Fiscal Impact

This contract and change order will be included in the proposed budget for fiscal year 2026/2027.

## Recommendation

Northern Staff recommends renewal of the annual contract for the period October 1, 2026 through September 30, 2027, approval of Change Order No. 16 to Aquatic Vegetation Control, Inc., increasing the contract by $81,778.27, and authorization of the execution of the extension amendment and change order forms by the Board President.

# CHANGE ORDER

No. 16

PROJECT: Maintenance of Natural Preserves
Unit Nos. 2C, 3, 11, 16, 19, 21, 23, 24, 27B, 29, 33, 43, 45 & 49

DATE: 4/22/2026

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

CONTRACT FOR: Unit Nos. 2C, 3, 11, 16, 19, 21, 23, 24, 27B, 29, 33, 43, 45 & 49 Preserve Maintenance

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

**Description:** A 5% increase in price applicable to the extension for FYE 9/30/2027. The contractor's request for a price increase is attached.

Contractor: Aquatic Vegetation Control, Inc.
1860 W 10th Street
Riviera Beach, FL 33404

**Purpose:** See description above

| CHANGE IN CONTRACT PRICE: | CHANGE IN CONTRACT TIME: |
|---|---|
| Original Contract Price<br>$ 402,000.00 | Original Contract Time<br>365 days<br>days or date |
| Previous Change Order No. 1 to No. 15<br>$ 1,233,565.43 | Net change from previous Change Order<br>0 days |
| Contract Price prior to this Change Order<br>$ 1,635,565.43 | Contract Time prior to this Change Order<br>365 days<br>days or date |
| Net Increase of this Change Order<br>$ 81,778.27 | Net Increase (decrease) of this Change Order<br>0 days |
| Contract Price with all approved Change Orders<br>$ 1,717,343.70 | Contract Time with all approved Change Orders<br>365 days |

APPROVED:

NPBCID
Matthew J. Boykin
President, Board of Supervisors

APPROVED:

Contractor

# Aquatic Vegetation Control, Inc.

**Environmental Management**

Riviera Beach, FL
Palm City, FL
Pembroke Pines, FL
Florida City, FL


February 9, 2026

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

RE: **Contract Extension and Increase Request for Maintenance of Natural Preserves Units of Development 2C, 3, 11, 16, 19, 21, 23, 24, 27B, 29, 33, 43, 45 & 49**

Dear Luke,

AVC respectfully requests a one-year extension of the Maintenance of Natural Preserves Units of Development 2C, 3, 11, 16, 19, 21, 23, 24, 27B, 29, 33, 43, 45 & 49 Contract. In accordance with the terms of the agreement, we are also requesting approval of a 5% annual increase.

Since the last adjustment period, AVC has experienced continued cost escalation. Labor costs have increased approximately 5 – 7% since 2024/2025 and are expected to continue rising due to current labor market conditions and scheduled minimum wage increases. In addition, equipment costs have increased by approximately 23% and herbicide costs by approximately 4%.

AVC sincerely values our long-standing relationship with Northern Palm Beach County Improvement District and appreciates the opportunity to continue providing high-quality services. We look forward to working with you for the upcoming contract year.

Sincerely,

Sharon Gillenwalters


**1860 W 10th Street Riviera Beach, FL 33404 * Phone (561) 845-5525 * Fax (561) 845-5374**

Northern Palm Beach County Improvement District
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# EXECUTIVE SUMMARY

**TO:** Matthew J. Boykin
Ellen T. Baker
L. Marc Cohn
Brian J. LaMotte
Gregory Block

**DATE:** April 22, 2026

**FROM:** Kathleen Maloney-Pollack, Technical Assistant

**THROUGH:** C. Danvers Beatty, P.E., Executive Director

**RE:** Unit Nos. 1, 2, 2C, 5, 7, 9, 9A, 12, 24, 32, 33 & 49
Consider Contract Renewal to Annual Service Contract and Change Order No. 14
SOLitude Lake Management, LLC
Annual Aquatic Weed Control (rural areas)

---

## Background

SOLitude Lake Management, LLC assumed the Annual Aquatic Weed Control (rural areas) contract for Unit Nos. 1, 2, 2C, 5, 7, 9, 9A, 12, 24, 32, 33 & 49 when it acquired Clarke Aquatic Services, Inc. in 2023. On April 23, 2025, Northern's Board approved a Third Amendment to the contract for one year, allowing for four one-year extensions through September 30, 2030. This renewal request constitutes the first of four possible one-year extensions associated with the Third Amendment.

SOLitude is requesting approval of a price increase of approximately 6% ($5,695.18) for the contract period 2026/2027, as detailed in Change Order No. 14. This amount will be added to the contracted price for future annual renewals.

## Fiscal Impact

This contract and change order are included in the proposed budget for fiscal year 2026/2027.

## Recommendation

Northern Staff recommends approval of the annual contract for the period October 1, 2026 through September 30, 2027, approval of Change Order No. 14 to increase the contract by $5,695.18, and authorization of the execution of the extension amendment and change order forms by the Board President.

# CHANGE ORDER

No. 14

PROJECT: Annual Aquatic Weed Control (rural areas)
Unit Nos. 1, 2, 2C, 5, 7, 9, 9A, 12, 24, 32, 33 & 49

DATE: 4/22/2026

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

CONTRACT FOR: Unit Nos. 1, 2, 2C, 5, 7, 9, 9A, 12, 24, 32, 33 & 49 – Annual Aquatic Weed Control (rural areas)

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

**Description:** An approximately 6% increase in price and scope of services applicable to the contract extension for FYE 9/30/2027. The contractor's request for a price increase is attached.

Contractor: SOLitude Lake Management, LLC
3132 Fortune Way
Wellington, FL 33414

**Purpose:** See description above

| CHANGE IN CONTRACT PRICE: | CHANGE IN CONTRACT TIME: |
|---|---|
| Original Contract Price<br>$ 28,714.92 | Original Contract Time<br>365 days<br>days or date |
| Previous Change Order No. 1 to No. 13<br>$ 66,233.90 | Net change from previous Change Order<br>0 days |
| Contract Price prior to this Change Order<br>$ 94,948.82 | Contract Time prior to this Change Order<br>365 days<br>days or date |
| Net Increase of this Change Order<br>$ 5,695.18 | Net Increase (decrease) of this Change Order<br>0 days |
| Contract Price with all approved Change Orders<br>$ 100,644.00 | Contract Time with all approved Change Orders<br>365 days |

APPROVED:

NPBCID
Matthew J. Boykin
President, Board of Supervisors

APPROVED:

Contractor

SOLITUDE
LAKE MANAGEMENT

**SERVICES AGREEMENT**

PROPERTY NAME: Northern Palm Beach Co. Improv. Dist - Acct #: 17949
CUSTOMER NAME: Northern Palm Beach Co. Improv. Dist
SERVICE DESCRIPTION: Annual Maintenance Service Renewal
EFFECTIVE DATE: October 1, 2026 through September 30, 2027
SUBMITTED TO: Kathleen Malone-Pollack
SUBMITTED BY: Camila Morao

THIS SERVICES AGREEMENT (the "Agreement") is effective as of the date indicated above (the "Effective Date"), by and between SOLitude Lake Management, LLC ("SOLitude" or "Company"), and the customer identified above (the "Customer"), in accordance with the terms and conditions set forth in this Agreement.

1. SERVICES. SOLitude will provide services (the "Services") at the Customer's property in accordance with the Scope of Services attached hereto as Schedule A.

2. MODIFICATIONS. Any deviation from the requirements and Services outlined in Schedule A involving extra cost of material and labor will result in extra charges. Such additional services will be provided by SOLitude only upon a Change Order mutually approved by the parties in writing (the "Change Order").

3. PRICING. The Customer agrees to pay for the Services, as well as any applicable sales or other taxes, in accordance with the Pricing Schedule attached hereto as Schedule B. Prices are subject to annual increases. SOLitude will notify the Customer in writing (which may be by invoice) of such increases.

4. PAYMENT. Payment is due within thirty (30) days of the invoice date. Any disputes with an invoice or invoices must be brought to the attention of SOLitude by written notice within one hundred and twenty (120) days from the invoice date, otherwise Company will not be liable for any potential credits or adjustments. The parties agree to use good faith efforts to resolve any disputed invoice amounts within thirty (30) days after written notification of a dispute. Disputed amounts shall not affect payment of all undisputed amounts, and Customer agrees to pay all undisputed amounts owed on any disputed invoice within the applicable due dates. Invoices not paid on or before the invoice due date shall accrue interest charges at a rate of one percent (1%) per month, accruing as of the invoice date, until the time that such amounts are paid in full. Additionally, the Customer is liable for payment of all costs of collection of past due accounts, specifically including, but not limited to, court costs, expenses, and reasonable attorneys' fees. In addition to the compensation paid to SOLitude for performance of the Services, Customer shall reimburse SOLitude for all of the expenses paid or incurred by SOLitude in connection with the Services, including, but not limited to non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on SOLitude by the Customer that are not covered specifically by the written specifications of this Agreement ("Reimbursable Expenses"). Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, the customer will be invoiced and responsible for paying said additional taxes in addition to the contract price and other fees.

5. TERM AND EXPIRATION. This Agreement shall commence on the Effective Date and shall remain in effect for an initial term of _1_ year(s) (the "Initial Term"). SOLitude reserves the right to increase the amount charged for the

Services. Such increase shall be communicated by written notice to the Customer, which notice may be by invoice. Customer may reject any such additional increase by notifying SOLitude in writing within fifteen (15) days of receiving such price increase notice.

6. TERMINATION. SOLitude may terminate this Agreement at any time, with or without cause, upon thirty (30) days' written notice to Customer. Subject to Sec. 7, in the event that this Agreement is terminated for any reason prior to the end of the Term, Customer agrees to pay SOLitude, in addition to all other amounts owed, an early termination fee of fifty percent (50%) of the remaining value of the Agreement (the "Early Termination Fee"). The Early Termination Fee is not a penalty, but rather a charge to compensate SOLitude for the Customer's failure to satisfy the Agreement in which the Customer's pricing plan is based.

7. TERMINATION FOR CAUSE. If SOLitude fails to materially perform pursuant to the terms of this Agreement, Customer shall provide written notice to SOLitude specifying the default. If SOLitude does not cure such default within forty-five (45) days of SOLitude's receipt of Customer's written notice, Customer may terminate this Agreement, in whole or in part, for cause. The Company, in case of such default, shall be entitled to receive payment only for work completed prior to said default, so long as the total paid hereunder does not exceed the contract sum. Either party may terminate this Agreement immediately if the other party becomes the subject of a petition in bankruptcy or any other proceeding relating to insolvency, receivership, liquidation or assignment for the benefit of creditors.

8. INSURANCE. SOLitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. A certificate of insurance will be issued to Customer, upon request.

9. INDEMNIFICATION; LIMITATION OF LIABILITY. THE CUSTOMER AGREES THAT THE WORK PROVIDED UNDER THIS AGREEMENT IS NOT TO BE CONSTRUED AS INSURANCE, OR AS A COVENANT, GUARANTEE, WARRANTY, OR PROMISE OF ANY KIND THAT THE CUSTOMER IS IN COMPLIANCE WITH ANY LEGAL GUIDELINES OR REQUIREMENTS. COMPANY DISCLAIMS ANY LIABILITY OR RESPONSIBILITY REGARDING THE PRACTICES AND OPERATIONS OF THE CUSTOMER, AND BEARS NO RESPONSIBILITY OR LIABILITY FOR WHETHER THE CUSTOMER CARRIES OUT THE RECOMMENDATIONS MADE BY COMPANY AND IN NO EVENT WILL COMPANY BE LIABLE FOR CONSEQUENTIAL, INDIRECT, OR ECONOMIC DAMAGES. THE CUSTOMER SHALL INDEMNIFY AND HOLD COMPANY HARMLESS FROM AND AGAINST ALL CLAIMS, DEMANDS, LIABILITIES, OBLIGATIONS, AND ATTORNEYS' FEES OR COSTS BROUGHT BY ANY THIRD PARTIES, ARISING OUT OF OR RELATED TO THIS AGREEMENT OR BY FAILURE OF THE CUSTOMER TO ACT IN ACCORDANCE WITH ANY LEGAL REQUIREMENTS IN CONNECTION WITH THE SERVICES DESCRIBED IN SCHEDULE A. COMPANY SHALL NOT BE LIABLE FOR ANY DELAY IN PERFORMING THE SERVICES, NOR LIABLE FOR ANY FAILURE TO PROVIDE THE SERVICES, DUE TO ANY CAUSE BEYOND ITS REASONABLE CONTROL. COMPANY WILL BE RESPONSIBLE FOR ONLY THOSE DAMAGES, CLAIMS, CAUSES OF ACTION, INJURIES, OR LEGAL COSTS CAUSED BY ITS OWN DIRECT NEGLIGENCE OR MISCONDUCT, BUT THEN ONLY TO AN AMOUNT NOT TO EXCEED THE ANNUAL FEES CHARGED UNDER THE AGREEMENT.

10. CONFIDENTIAL INFORMATION. "Confidential Information" means any information disclosed by one party ("Discloser") to the other party ("Recipient"), either directly or indirectly, in writing, orally, or by inspection of tangible objects, other than information that the Recipient can establish (i) was publicly known and made generally available in the public domain prior to the time of disclosure; (ii) becomes publicly known and made generally available after disclosure other than through Recipient's action or inaction; or (iii) is in Recipient's possession, without confidentiality restrictions, at the time of disclosure by Discloser as shown by Recipient's files and records immediately prior to the time of disclosure. Recipient shall not at any time (a) disclose, sell, license, transfer, or otherwise make available to any person or entity any Confidential Information, or (b) use, reproduce, or otherwise copy any Confidential

Information, except as necessary in connection with the purpose for which such Confidential Information is disclosed to Recipient or as required by applicable law. Recipient agrees to take all reasonable measures to protect the secrecy of and avoid disclosure and unauthorized use of the Confidential Information. All Confidential Information shall at all times remain the property of Discloser, and all documents, electronic media, and other tangible items containing or relating to any Confidential Information shall be delivered to Discloser immediately upon the request of Discloser.

Notwithstanding the foregoing, if Recipient is required by law, regulation, subpoena, government order, regulatory agency order, judicial order, or other court order to disclose any Confidential Information, Recipient shall give the Disclosing Party timely and lawful written notice of such a requirement prior to such disclosure, and shall reasonably and lawfully cooperate with the Disclosing Party to seek a protective order, confidential treatment, or other appropriate measures for such Confidential Information.

11. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.

12. RIGHT TO SUBCONTRACT. The Company, in its sole discretion, may subcontract or delegate to an affiliate or third party any of its duties and obligations hereunder.

13. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.

14. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.

15. E-VERIFY. SOLitude utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

16. GOVERNING LAW. Except for the Mandatory Arbitration Clause in Section 17 of this Agreement, which is governed by and construed in accordance with the Federal Arbitration Act, this Agreement shall be governed by, and construed in accordance with, the laws of the state in which the Services are performed.

17. MANDATORY ARBITRATION. Any claim, dispute or controversy, regarding any contract, tort, statute, or otherwise ("Claim"), arising out of or relating to this Agreement or the relationships among the parties hereto shall be resolved by one arbitrator through binding arbitration administered by the American Arbitration Association ("AAA"), under the AAA Commercial or Consumer, as applicable, Rules in effect at the time the Claim is filed ("AAA Rules"). Copies of the AAA Rules and forms can be located at www.adr.org, or by calling 1-800-778-7879. The arbitrator's decision shall be final, binding, and non-appealable. Judgment upon the award may be entered and enforced in any court having jurisdiction. This clause is made pursuant to a transaction involving interstate commerce and shall

be governed by the Federal Arbitration Act. Neither party shall sue the other party other than as provided herein or for enforcement of this clause or of the arbitrator's award; any such suit may be brought only in Federal District Court for the District in which the services were performed or, if any such court lacks jurisdiction, in any state court that has jurisdiction. The arbitrator, and not any federal, state, or local court, shall have exclusive authority to resolve any dispute relating to the interpretation, applicability, unconscionability, arbitrability, enforceability or formation of this Agreement including any claim that all or any part of the Agreement is void or voidable. Venue for arbitration hereunder shall be within the state where the customer's property, that is the subject of the services provided, is located.

18. ASSIGNMENT. The Company may assign this Agreement to a related or affiliated entity upon written notice to the Customer.

19. NOTICES. All notices, requests, consents, claims, demands, waivers and other communications hereunder shall be in writing and shall be directed to the individuals and addresses listed in the signature block. Notices sent in accordance with this Section shall be deemed effectively given: (a) when received, if delivered by hand (with written confirmation of receipt); (b) when received, if sent by a nationally recognized overnight courier (receipt requested); or (c) on the third (3rd) business day after the date mailed, by certified or registered mail, return receipt requested, postage prepaid.

20. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that may result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude. Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The Customer is responsible for notifying SOLitude in advance of the contract signing and the start of the Agreement if they utilize any of the water in their lakes or ponds for irrigation purposes. The Customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the Customer for irrigation without the consent or knowledge of SOLitude. Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes, lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the Customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The Customer also understands and accepts that similar risks would remain even if no work was performed. The Customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of SOLitude, unless there is willful negligence on the part of SOLitude.

21. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

22. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event

that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

23. SEVERABILITY. If any part of this Agreement is held to be invalid or unenforceable for any reason, the remaining Terms and Conditions of this Agreement shall remain in full force and effect.

By signing below, the parties agree to be bound by the terms and conditions of this Agreement and any accompanying schedules as of the Effective Date.

ACCEPTED AND APPROVED:

**SOLITUDE LAKE MANAGEMENT, LLC.**

Signature: _____

Printed Name: _____

Title: _____

Date: _____

**Northern Palm Beach Co. Improv. Dist**

Signature: _____

Printed Name: _____

Title: _____

Date: _____

***Please Remit All Payments to:***

***SOLitude Lake Management, LLC***
***1320 Brookwood Drive Suite H***
***Little Rock AR 72202***

***Please Mail All Notices and Agreements to:***

***SOLitude Lake Management, LLC***
***1253 Jensen Drive, Suite 103***
***Virginia Beach, VA 23451***

***Customer's Address for Notice Purposes:***

_____

## SCHEDULE A – SCOPE OF SERVICES

**A SOLitude Aquatic Specialist will visit the site and inspect the pond(s) two (2) times per week. Preserve Maintenance will be performed one (1) time per month.**

Monitoring:

1. Observations and data collected during the inspections will be used to inform and guide all activities required to fulfill the requirements of this contract as specified in the description of services below.

Aquatic Weed Control:

1. Any growth of undesirable aquatic weeds and vegetation found in the lake(s) with each inspection shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the specific varieties of aquatic weeds and vegetation found at the time of application.
2. Invasive and unwanted submersed and floating vegetation will be treated and controlled preventatively and curatively each spring and early summer through the use of systemic herbicides at the rate appropriate for control of the target species. Application rates will be designed to allow for selective control of unwanted species while allowing for desirable species of submersed and emergent wetland plants to prosper.

Algae Control:

1. Any algae found in the lake(s) with each inspection shall be treated and controlled through the application of algaecides, aquatic herbicides, and aquatic surfactants as needed for control of the algae present at the time of service.

Lake Dye:

1. Lake **Dye** will be applied to the lake(s) on an as-needed basis. A combination of blue and/or black dye will be used as required to maintain a dark natural water color.

Littoral Shelf Control:

1. Littoral areas will be inspected and treated on an as-needed basis to maintain compliance with governing agencies for the management of all nuisance and exotic species.
2. Maintenance of future littoral plantings may necessitate an increased service level at an additional cost.
3. All Species will be killed in place with an approved herbicide,
4. This proposal does not include debris removal or disposal.

Preserve Maintenance:

1. The treatment will include all FLEPPC Category 1 & 2 species and nuisance vines.
2. All Species will be killed in place with an approved herbicide,
3. This proposal does not include debris removal or disposal.

Service Reporting:

1. Customer will be provided with a service report detailing all of the work performed as part of this Agreement after each visit.

Permitting (when applicable):

1. SOLitude staff will be responsible for the following:
    a. Obtaining any Federal, state, or local permits required to perform any work specified in this Agreement where applicable.
    b. Attending any public hearings or meetings with regulators as required in support of the permitting process.
    c. Filing of any notices or year-end reports with the appropriate agency as required by any related permit.
    d. Notifying the Customer of any restrictions or special conditions put on the site with respect to any permit received, where applicable.

Customer Responsibilities (when applicable):

1. Customer will be responsible for the following:
    a. Providing information required for the permit application process upon request.
    b. Providing Certified Abutters List for abutter notification where required.
    c. Perform any public filings or recordings with any agency or commission associated with the permitting process, if required.
    d. Compliance with any other special requirements or conditions required by the local municipality.
    e. Compliance and enforcement of temporary water-use restrictions where applicable.

General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this Agreement will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific

state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.

6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense. The application method and equipment (boat, ATV, backpack, etc.) used is determined by our technician at the time of the treatment to ensure the most effective method is provided for optimal results.
7. Any technician visit that will require the application of any pesticide (to include herbicides and algaecides) must be scheduled by the Wednesday prior to the week of the visit.

**SCHEDULE B – PRICING SCHEDULE**

Total Price: **$100,644.00**

Invoice Amount: **$8,387.00**

Invoice Frequency: **Monthly**

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
Ellen T. Baker
L. Marc Cohn
Brian J. LaMotte
Gregory Block

**DATE:** April 22, 2026

**FROM:** Kathleen Maloney-Pollack, Technical Assistant

**THROUGH:** C. Danvers Beatty, P.E., Executive Director

**RE:** Unit Nos. 3, 3A, 4, 12A, 14, 15 & 20
Consider Contract Renewal to Annual Service Contract and Change Order No. 18
Future Horizons, Inc.
Annual Aquatic Weed Control (urban areas)

---

## Background

On April 23, 2025, Northern's Board approved a Third Amendment to the Future Horizons, Inc. urban areas contract for Unit Nos. 3, 3A, 4, 12A, 14, 15 & 20 for one year, allowing for four one-year extensions through September 30, 2030. This renewal request constitutes the first of four possible one-year extensions associated with the Third Amendment.

Future Horizons is requesting approval of a price increase of approximately 6.95% for the Unit 20 Aquashade Treatment and 10% for all other services for the contract period 2026/2027. The combined requested increase is $22,781.06 as detailed in Change Order No. 18. This amount will be added to the contracted price for future annual renewals.

## Fiscal Impact

This contract and change order are included in the proposed budget for fiscal year 2026/2027.

## Recommendation

Northern Staff recommends approval of the annual contract for the period October 1, 2026 through September 30, 2027, approval of Change Order No. 18 to increase the contract by $22,781.06, and authorization of the execution of the extension amendment and change order forms by the Board President.

# CHANGE ORDER

No. 18

PROJECT: Annual Aquatic Weed Control (urban areas)
Unit Nos. 3, 3A, 4, 12A, 14, 15 & 20

DATE: 4/22/2026

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

CONTRACT FOR: Units 3, 3A, 4, 12A, 14, 15 & 20 – Annual Aquatic Weed Control (urban areas)

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

**Description:** A price increase applicable to the extension for FYE 9/30/2027 of 10% for monthly aquatic weed control in Units 3, 3A, 4, 12A, 14, 15, 20 and a $570.78 increase, or approximately 6.95%, for the quarterly Aquashade treatments in Unit 20. The contractor's request for a price increase is attached.

Contractor: Future Horizons, Inc.
P.O. Box 1115
403 N 1st Street
Hastings, FL 32145-1115

**Purpose:** See description above

| CHANGE IN CONTRACT PRICE: | CHANGE IN CONTRACT TIME: |
|---|---|
| Original Contract Price<br>$ 106,453.56 | Original Contract Time<br>365 days<br>days or date |
| Previous Change Order No. 1 to No. 17<br>$ 123,868.38 | Net change from previous Change Order<br>0 days |
| Contract Price prior to this Change Order<br>$ 230,321.94 | Contract Time prior to this Change Order<br>365 days<br>days or date |
| Net Increase of this Change Order<br>$ 22,781.06 | Net Increase (decrease) of this Change Order<br>0 days |
| Contract Price with all approved Change Orders<br>$ 253,103.00 | Contract Time with all approved Change Orders<br>365 days |

APPROVED:

NPBCID
Matthew J. Boykin
President, Board of Supervisors

APPROVED:

Contractor

FUTURE HORIZONS, INC
P.O Box 1115 Hastings, FL 32145
3878 Prospect Ave Suite 13, Riviera Beach, FL 33404

February 5, 2026

Mr. Randy Cross
Northern Palm Beach County
Improvement District
359 Hiatt Drive
Palm Beach Gardens, FL 33418

Re: Annual Aquatic Weed Control
Units 3, 3A, 4, 12A, 14, 15 and 20
Contract Term: 10/01/26 through 09/30/27

Dear Randy:

Per our aquatics contract, Future Horizons, Inc. would like to propose a 10% increase in pricing from the 2025-2026 published consumer price index (CPI) increase, plus a requested chemical increase.

Chemical cost, insurance rates and labor have all increased substantially over the past year. Chemical costs, alone, have sharply increased by as much as 10%. Algaecides and dyes have increased over 10%..

Future Horizons, Inc. strives to continue to provide you with the highest quality of services and products, and in an effort to be able to do that, we must, unfortunately, pass along some of the increases that are being felt everywhere in business today.

The Northern Palm Beach County Improvement District and Future Horizons, Inc. have enjoyed a long and successful business relationship, and I look forward to continuing association in the future and providing you with the very best in service and quality.

Sincerely,

Robert D. Blackburn, Jr.
President

Enclosures

P (800) 682-1187 F (904) 692-1193 E info@futurehorizonsinc.com www.futurehorizonsinc.com

FUTURE HORIZONS, INC
P.O Box 1115 Hastings, FL 32145

3878 Prospect Ave Suite 13, Riviera Beach, FL 33404

February 5th, 2026

# PROPOSAL

To: Northern Palm Beach County Improvement District
Attention: Randy Cross
359 Hiatt Drive
Palm Beach Gardens, FL 33418

**Re: Request for PO, Unit #20, Juno Isle for Quarterly Aquashade Treatment**

| | |
|---|---|
| December 2026 | $2,197.47 |
| March 2027 | $2,197.47 |
| June 2027 | $2,197.47 |
| September 2027 | $2,197.47 |
| **Total** | **$8,789.88** |

FUTURE HORIZONS, INC.

Robert D. Blackburn, Jr.

*Should legal services become necessary in collection of the outstanding debt of this contract, it would become the financial obligation of the proposed client.*

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
Ellen T. Baker
L. Marc Cohn
Brian J. LaMotte
Gregory Block

**DATE:** April 22, 2026

**FROM:** Kennith R. Roundtree, Director of Operations

**THROUGH:** C. Danvers Beatty, P.E., Executive Director

**RE:** Unit of Development Nos. 1,7 and 24
Consider Purchase Order No. 26-691 to Johnson Davis, Inc.
Culvert Lining of FPL EPB -10 Culverts

---

## Background

Northern Palm Beach County Improvement District manages the surface water management system in Unit 1 - Gramercy Park, Unit 7 - Dyer Boulevard and Unit 24 - Ironhorse. Each of these Units ultimately discharge into the EPB-10 canal. During a routine inspection last year, three 60" culverts at the intersection of the EPB-10 canal and the FPL yard were noted as needing repair. Staff determined that slip lining the culverts is the best repair method.

Staff requested proposals from four of Northern's General Service contractors. Three responsive bids were received (see attached bid tabulation). One additional bid was received late and deemed unresponsive. Johnson-Davis Inc. submitted the low bid in the amount of $260,500.00. The contractor will obtain Payment and Performance Bonds as required in the Request for Proposals.

## Fiscal Impact

Each Unit shares in the cost of the project based on the estimated discharge produced by each Unit. The cost of the project will be split among each Unit accordingly. A Multi-Unit maintenance loan was obtained in 2025 to fund this project and sufficient funds are available.

## Recommendation

Northern Staff recommends Board approval of Purchase Order No. 26-691 to Johnson-Davis, Inc. in the amount of $260,500.00.

# Bid Form
## FPL Culvert Slip Line
## Unit # 1

| | | | | Johnson-Davis | | Ferreira | | Underwater Hydraulics | | Shenandoah | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Item | Description | Unit | QTY | Unit Cost | Item Cost | Unit Cost | Item Cost | Unit Cost | Item Cost | Unit Cost | Item Cost |
| 1 | F PL Culvert Slip Line | 1 | 3 | | $260,500.00 | | $275,701.35 | | $286,538.00 | | Late Bid |
| 2 | | | | | | | | | | | |
| 3 | | | | | | | | | | | |
| 4 | | | | | | | | | | | |
| 5 | | | | | - | | - | | - | | - |
| 6 | | | | | - | | - | | - | | - |
| 7 | | | | | - | | - | | - | | - |
| 8 | | | | | - | | - | | - | | - |
| 9 | | | | | - | | - | | - | | - |
| 10 | | | | | - | | - | | - | | - |
| | | | | | | | | | | | |
| | | Total Bid Price | | | $260,500.00 | | $275,701.35 | | $286,538.00 | | Late bid |

# Northern Palm Beach County Improvement District

# Purchase Order

Purchase Order No. 26-691

**Vendor :252**

**JOHNSON-DAVIS, INC.**

604 HILLBRATH DRIVE
LANTANA, FL 33462
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 | 04/02/2026 |
| Required Date | 04/12/2026 |
| Prepared By | Greg Sale |
| Workflow ID | 07 |
| Status | Board 2 Documents |
| Description | Culvert Lining For EPB-10 FPL Culverts |

Change Order 0

Project No

Invoice to follow Y

**Comments :** This is a multi unit expense shared with Units 1, 7 and 24. Funds are available in the 2025 multi unit loan.

| Qty | Unit Type | Fund | GL Acct | Item Description | Unit Price | Total |
|---|---|---|---|---|---|---|
| 1 | EA | | 56303 | Culvert Lining For EPB-10 FPL Culverts | 260,500.00 | 260,500.00 |

**Total : $260,500.00**

**Approval Information**

| | | |
|---|---|---|
| SUSAN P. SCHEFF | Board - Approved 260,500.00 | 04/07/2026 10:46 AM |
| CLIFFORD D. BEATTY | Executive Director - Approved 260,500.00 | 04/06/2026 11:06 AM |
| KATHLEEN E. ROUNDTREE | Finance Director - Approved 260,500.00 | 04/06/2026 10:15 AM |
| LAURA L. HAM | Budget Manager - Approved 260,500.00 | 04/03/2026 8:01 PM |
| Kimberly A. Leser | District Engineer - Approved 260,500.00 | 04/02/2026 12:21 PM |
| KENNITH R. ROUNDTREE | Department Manager - Approved 260,500.00 | 04/02/2026 12:01 PM |
| Greg Sale | Requester - Submitted 260,500.00 | 04/02/2026 11:07 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. 5-31-28.
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.

Approval In Process

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
Ellen T. Baker
L. Marc Cohn
Brian J. LaMotte
Gregory Block

**DATE:** April 22, 2026

**FROM:** Kimberly A. Leser, P.E, District Engineer

**THROUGH:** C. Danvers Beatty, P.E., Executive Director

**RE:** Unit of Development No. 9B – Abacoa II
Consider Purchase Order No. 26-668 to Palmera Enterprises, LLC
Americans with Disabilities Act (ADA) Trail Repair & Restoration, Phase 2

---

## Background

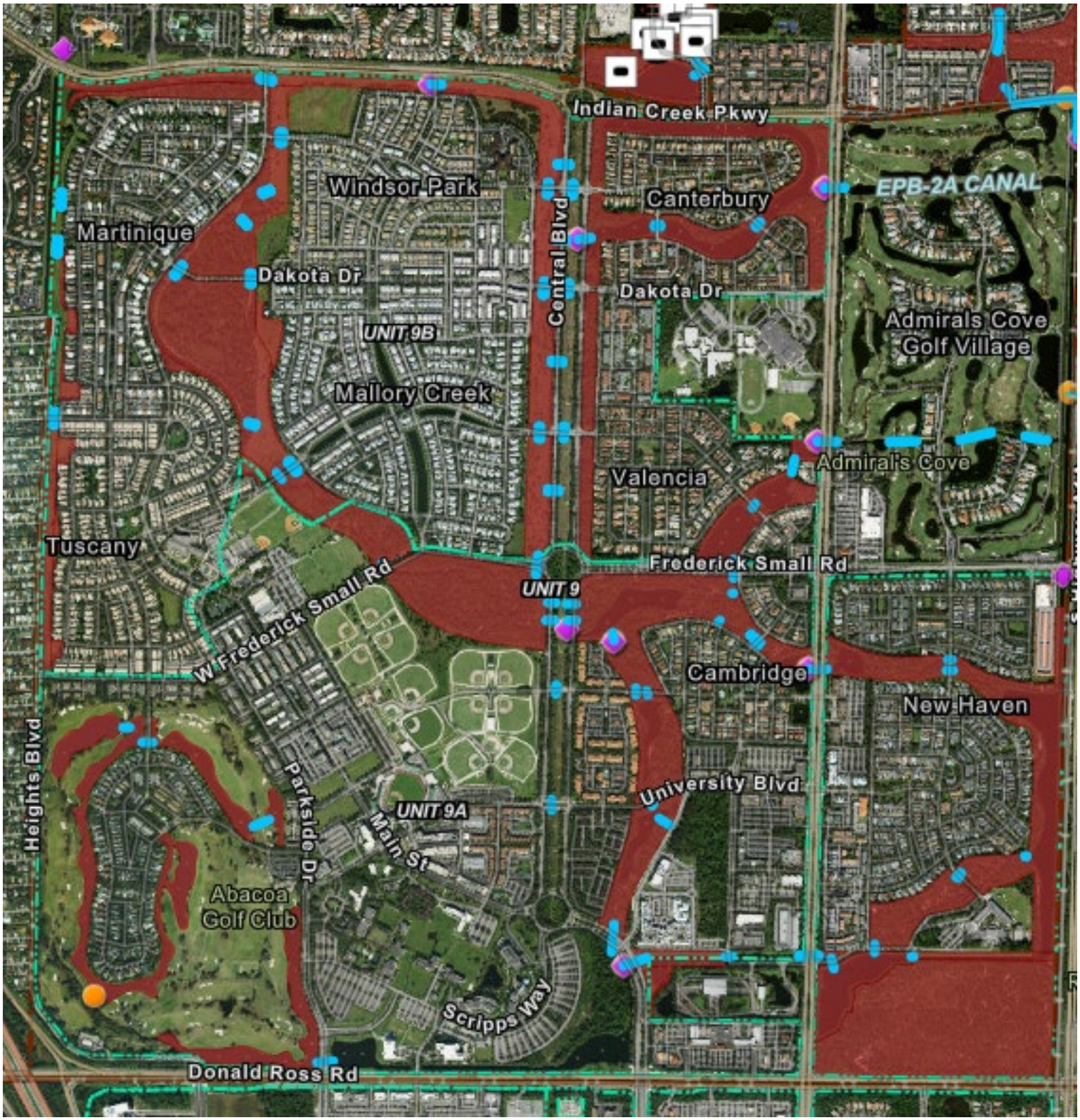
Northern maintains 245 acres of greenway in Unit 9B, Abacoa II. As part of Northern's proactive maintenance program, Staff identified areas of the ADA accessible trails requiring repair and restoration. The trail to the renovated W2 greenway observation structure was recently completed. About 3,000 additional linear feet in the remaining preserves remain to be completed. The work includes replacing trail edges, removing roots, preparing the subgrade, and installing a new crushed concrete surface layer meeting ADA accessibility criterion. Quotes were requested from three of Northern's annual contractors for the proposed work. Palmera Enterprises, LLC, submitted the lowest quote of $152,100.00. Palmera recently completed the first phase for Northern. The company is qualified to perform this work.

## Fiscal Impact

There are sufficient funds budgeted in Fiscal Year 2025/2026 to accommodate this expenditure. In addition, a grant has been applied for through the Florida Recreation Development Assistance Program (FRDAP) to reimburse for the ADA Trail Restoration.

## Recommendation

Northern Staff recommends approval of the referenced Purchase Order No. 26-668 to Palmera Enterprises, LLC in the amount of $152,100.00.


Indian Creek Pkwy
Windsor Park
Canterbury
EPB-2A CANAL
Martinique
Dakota Dr
Central Blvd
Dakota Dr
UNIT 9B
Admirals Cove
Golf Village
Mallory Creek
Admiral's Cove
Valencia
Tuscany
Frederick Small Rd
UNIT 9
W Frederick Small Rd
Cambridge
New Haven
Heights Blvd
Parkside Dr
University Blvd
UNIT 9A
Main St
Abacoa
Golf Club
Scripps Way
Donald Ross Rd

# NPBCID Unit 9B Abacoa ADA Trails
# Phase 2

## (Bid Summary)

| | Palmera Enterprises, LLC | *Chris Wayne and Associates, Inc. | Construction Technology, Inc. |
|---|---|---|---|
| **Abacoa ADA Trail Repair & Restoration, Phase 2 Grand Total** | **$152,100.00** | **$206,360.00** | **No Response** |

* Due to Contractor Field Measurement differences, the Grand Total was adjusted by the Contractor's submitted Unit Price for comparison. This adjustment does not change the order of the bid totals and does not affect the low bid.

# Northern Palm Beach County Improvement District

# Purchase Order

Purchase Order No. 26-668

**Vendor :1094**

**Palmera Enterprises, LLC**

P.O. Box 1934
Indiantown, FL 34956
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 | 03/27/2026 |
| Required Date | 04/06/2026 |
| Prepared By | LUCAS G. SCHAFFER |
| Workflow ID | 04 |
| Status | Board 2 Documents |
| Description | Abacoa ADA trail replacement and renovations |

Change Order 0

Project No

Invoice to follow Y

**Comments :** Palmera had Lowest bid submitted. Chris Wayne was $212,390.ConTech did not respond to request for Quote. Last attachment has the bid tab

| Qty | Unit Type | Fund | GL Acct | Item Description | Unit Price | Total |
|---|---|---|---|---|---|---|
| 1 | EA | 09B1 | 54620 | Abacoa ADA trail replacement and renovations | 152,100.00 | 152,100.00 |

**Total : $152,100.00**

**Approval Information**

| | | |
|---|---|---|
| SUSAN P. SCHEFF | Board - Approved 152,100.00 | 04/07/2026 2:41 PM |
| CLIFFORD D. BEATTY | Executive Director - Approved 152,100.00 | 04/07/2026 2:21 PM |
| KATHLEEN E. ROUNDTREE | Finance Director - Approved 152,100.00 | 04/07/2026 12:56 PM |
| KATHLEEN E. ROUNDTREE | Budget Manager - Approved 152,100.00 | 04/07/2026 11:48 AM |
| Kimberly A. Leser | District Engineer - Approved 152,100.00 | 04/06/2026 1:58 PM |
| LUCAS G. SCHAFFER | Requester - Submitted 152,100.00 | 04/06/2026 1:34 PM |

This Purchase Order Authorizes the purchase of the items or services in the quantities and the amounts specified above by the purchaser identified above on the presentation of proper identification at time of purchase.
The Purchase Order number must appear on billing invoices and packages and billing of the purchase must be submitted to the address shown above.
NPBCID is exempt from payment of State sales tax under Exemption 85-8012560376C-1 Exp. 5-31-28.
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.

Approval In Process

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
Ellen T. Baker
L. Marc Cohn
Brian J. LaMotte
Gregory Block

**DATE:** April 22, 2026

**FROM:** Kennith R. Roundtree, Director of Operations

**THROUGH:** C. Danvers Beatty, P.E., Executive Director

**RE:** Unit of Development No. 11 – PGA National
Consider Purchase Order No. 26-611 to Florida Pavement Services, Inc.
Shoulder Modification to Ryder Cup Southbound Turn Lane onto Northlake Blvd.

---

## Background

Northern owns and maintains Ryder Cup Boulevard within Unit 11, PGA National. The PGA Property Owners Association (POA) requested Northern study the routine damage done to the shoulder of the southbound Ryder Cup turn lane which occurs on a regular basis. Northern subsequently engaged the engineering firm of Simmons and White to review the problem. They suggested road delineators and/or additional curbing, to prevent vehicles from driving on the swale area. After discussions between Northern Staff and the POA, these options were determined to be unacceptable.

Upon further Staff review of the situation, it was determined that the cause of vehicles driving within the swale area is the direct result of traffic backing up from Northlake Boulevard. It was determined that the problem could be resolved by paving and striping the existing turn lane shoulder projection. After meeting with the POA, they agreed with this proposed solution. Northern Staff prepared a plan for the proposed modifications and requested proposals from three of the District's contractors. Florida Pavement Services, Inc. provided the lowest quote in the amount of $64,440.00 and is very qualified to perform the intended work.

## Fiscal Impact

Sufficient maintenance reserve funds are included in the Fiscal Year 2025/2026 Budget.

## Recommendation

Northern Staff recommends Board approval of the referenced Purchase Order No. 26-611 to Florida Pavement Services, Inc. in the amount of $64,440.00.

Thornton Dr
Ryder Cup Blvd
Ryder Cup Blvd
Woodsmuir Ct
Ryder Cup Blvd
Ryder Cup Blvd
Northlake Blvd
Northlake Blvd

# BID FORM FOR
## U11 Shoulder Modification Ryder Cup Blvd & Northlake Blvd
## Unit of Development No. 11

| Item | Description | Unit | Quantity | Florida Paving | | JW Cheatham | | Grassroots Corporation | |
|---|---|---|---|---|---|---|---|---|---|
| | | | | Unit Cost | Item Cost | Unit Cost | Item Cost | Unit Cost | Item Cost |
| 1 | Extend Turn Lane to provide shoulder stabalization on Ryder Cup Blvd On the exit side just before Northlake Blvd | | | | $64,440.00 | | $82,510.00 | | |
| | | | Total Bid Price | | **$64,440.00** | | **$82,510.00** | | **No response** |

# Northern Palm Beach County Improvement District

# Purchase Order

Purchase Order No. 26-611

**Vendor :2075**

**Florida Pavement Services, Inc**

10901 SW 60th Avenue
Pinecrest, FL 33156
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 | 03/16/2026 |
| Required Date | 03/26/2026 |
| Prepared By | Justin Helms |
| Workflow ID | 07 |
| Status | Board 2 Documents |
| Description | U11 Shoulder Modification On Ryder Cup Blvd just north of Northlake Blvd |

Change Order 0

Project No

Invoice to follow Y

**Comments :** work to be performed within 90 daysApril 2026 Board

| Qty | Unit Type | Fund | GL Acct | Item Description | Unit Price | Total |
|---|---|---|---|---|---|---|
| 1 | EA | 1101 | 54611 | U11 Shoulder Modification On Ryder Cup Blvd just north of Northlake Blvd | 64,440.00 | 64,440.00 |

**Total : $64,440.00**

**Approval Information**

| | | |
|---|---|---|
| SUSAN P. SCHEFF | Board - Approved 64,440.00 | 03/25/2026 10:19 AM |
| CLIFFORD D. BEATTY | Executive Director - Approved 64,440.00 | 03/25/2026 10:09 AM |
| KATHLEEN E. ROUNDTREE | Finance Director - Approved 64,440.00 | 03/25/2026 10:08 AM |
| LAURA L. HAM | Budget Manager - Approved 64,440.00 | 03/24/2026 6:05 PM |
| Kimberly A. Leser | District Engineer - Approved 64,440.00 | 03/23/2026 12:02 PM |
| KENNITH R. ROUNDTREE | Department Manager - Approved 64,440.00 | 03/23/2026 11:25 AM |
| Justin Helms | Requester - Submitted 64,440.00 | 03/16/2026 2:51 PM |

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Approval In Process

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
Ellen T. Baker
L. Marc Cohn
Brian J. LaMotte
Gregory Block

**DATE:** April 22, 2026

**FROM:** Kennith R. Roundtree, Director of Operations

**THROUGH:** C. Danvers Beatty, P.E., Executive Director

**RE:** Unit of Development No. 11 – PGA National
Consider Purchase Order No. 26-634 to Florida Pavement Services, Inc.
Pump Station Driveway Installation

---

## Background

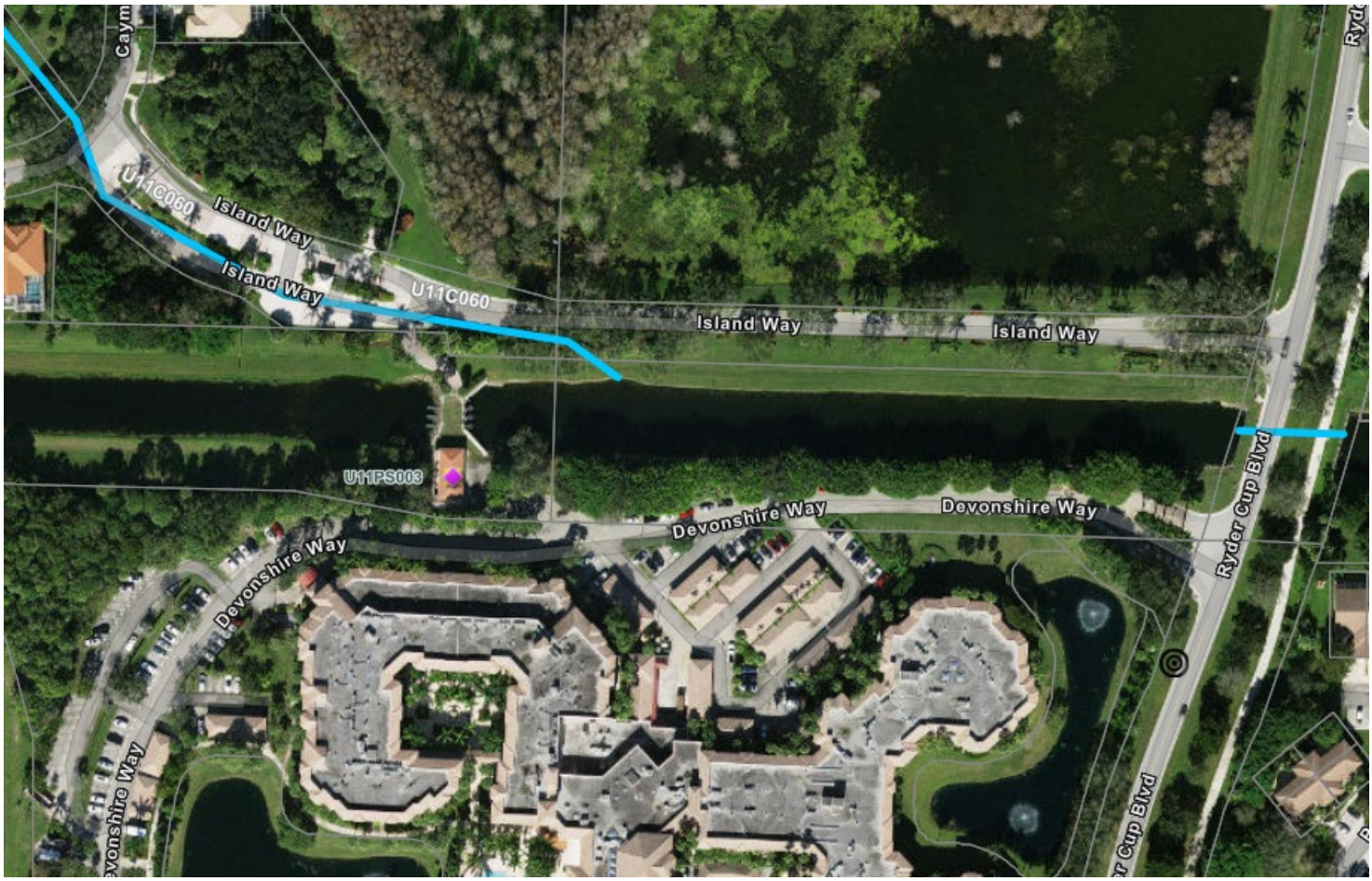
Northern Palm Beach County Improvement District owns and maintains the surface water management system, including the central pump station in Unit 11, PGA National. In order to better service the pump station, Staff recommended installation of a hardened driveway over an existing grass driveway. This project was included in the Fiscal Year 2025/2026 Budget. Requests for proposals were sent to three of Northern's contractors. Florida Pavement Services, Inc. submitted the sole responsible quote in the amount of $29,622.00.

## Fiscal Impact

Funds are available in the Fiscal Year 2025/2026 Budget for this project.

## Recommendation

Northern Staff recommends Board approval of Purchase Order No. 26-634 to Florida Pavement Services in the amount of $29,622.00.


U11C060
Island Way
Island Way
U11C060
Island Way
Island Way
U11PS003
Devonshire Way
Devonshire Way
Devonshire Way
Ryder Cup Blvd

# BID FORM FOR
## U11 Central Pump Station Driveway Install
## Unit of Development No. 11

| Item | Description | Unit | Quantity | Florida Paving | | JW Cheatham | | ·andslam Concrete & Curbi | |
|---|---|---|---|---|---|---|---|---|---|
| | | | | Unit Cost | Item Cost | Unit Cost | Item Cost | Unit Cost | Item Cost |
| 1 | Install Driveway along the grass area at central pump station | | | | $29,622.00 | | | | |
| | Total Bid Price | | | | **$29,622.00** | | **No Response** | | **No response** |

# Northern Palm Beach County Improvement District

# Purchase Order

Purchase Order No. 26-634

**Vendor :2075**

**Florida Pavement Services, Inc**

10901 SW 60th Avenue
Pinecrest, FL 33156
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 | 03/23/2026 |
| Required Date | 04/02/2026 |
| Prepared By | Justin Helms |
| Workflow ID | 07 |
| Status | Board 2 Documents |
| Description | Install Driveway along grassy area at Central Pump Station |

Change Order 0

Project No

Invoice to follow Y

**Comments :** The proposed cost is $3,622.00 more than budgeted. This amount will be taken out of GL#54611, but still listed as #56201 per Laura.Work to be performed within 30 days

| Qty | Unit Type | Fund | GL Acct | Item Description | Unit Price | Total |
|---|---|---|---|---|---|---|
| 1 | EA | 1101 | 56201 | Install Driveway along grassy area at Central Pump Station | 29,622.00 | 29,622.00 |

**Total : $29,622.00**

**Approval Information**

| | | |
|---|---|---|
| SUSAN P. SCHEFF | Board - Approved 29,622.00 | 04/07/2026 12:38 PM |
| CLIFFORD D. BEATTY | Executive Director - Approved 29,622.00 | 04/06/2026 11:06 AM |
| KATHLEEN E. ROUNDTREE | Finance Director - Approved 29,622.00 | 04/06/2026 10:12 AM |
| KATHLEEN E. ROUNDTREE | Budget Manager - Approved 29,622.00 | 04/06/2026 10:12 AM |
| Kimberly A. Leser | District Engineer - Approved 29,622.00 | 04/06/2026 10:04 AM |
| KENNITH R. ROUNDTREE | Department Manager - Approved 29,622.00 | 04/06/2026 7:21 AM |
| Justin Helms | Requester - Submitted 29,622.00 | 04/02/2026 2:22 PM |
| Justin Helms | Requester - Submitted 29,622.00 | 04/02/2026 7:27 AM |
| Justin Helms | Requester - Submitted 29,622.00 | 04/02/2026 7:19 AM |

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Approval In Process

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
Ellen T. Baker
L. Marc Cohn
Brian J. LaMotte
Gregory Block

**DATE:** April 22, 2026

**FROM:** Kathleen Maloney-Pollack, Technical Assistant

**THROUGH:** C. Danvers Beatty, P.E., Executive Director

**RE:** Unit of Development No. 11 – PGA National
Consider Renewal of Annual Service Contract and Change Order No. 7
Aquatic Vegetation Control, Inc.
Aquatic Weed Control and Marsh Maintenance

---

## Background

On February 23, 2022, Northern's Board approved a First Amendment to the Aquatic Weed Control & Marsh Maintenance contract for Unit No. 11, PGA National, to Aquatic Vegetation Control, Inc. (AVC) for one year, allowing for four one-year extensions through September 30, 2027. This renewal request constitutes the fourth of four possible one-year extensions associated with the First Amendment.

AVC is requesting a one-year renewal and approval of a price increase of 5% ($61,741.07) for fiscal year 2026/2027, as detailed in Change Order No. 7. This amount will be added to the contracted price for future annual renewals.

PGA National has a unique ecosystem with a number of characteristics that create challenges in aquatic weed control and marsh maintenance. AVC has complied with the lakes and marshes maintenance specifications consistently in PGA National. If approved, the total amount of this annual contract, including the 5% increase, will be $1,296,562.40.

## Fiscal Impact

This contract amendment and change order will be included in the proposed budget for fiscal year 2026/2027.

## Recommendation

Northern Staff recommends renewal of the annual contract for the period October 1, 2026 through September 30, 2027, approval of Change Order No. 7 to Aquatic Vegetation Control, Inc., increasing the contract by $61,741.07, and authorization of the execution of the extension amendment and change order forms by the Board President.

# CHANGE ORDER

No. 7

PROJECT: Aquatic Weed Control and Marsh Maintenance – Unit No. 11 DATE: 4/22/2026

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

CONTRACT FOR: Unit No. 11 – Aquatic Weed Control and Marsh Maintenance

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

**Description:** A 5% increase applicable to the extension for FYE 9/30/2027. The contractor's request for a price increase is attached.

Contractor: Aquatic Vegetation Control, Inc.
1860 W 10th Street
Riviera Beach, FL 33404

**Purpose:** See description above

| CHANGE IN CONTRACT PRICE: | CHANGE IN CONTRACT TIME: |
|---|---|
| Original Contract Price<br>$ 570,820.00 | Original Contract Time<br>365 days<br>days or date |
| Previous Change Order No. 1 to No. 6<br>$ 664,001.33 | Net change from previous Change Order<br>0 days |
| Contract Price prior to this Change Order<br>$ 1,234,821.33 | Contract Time prior to this Change Order<br>365 days<br>days or date |
| Net Increase of this Change Order<br>$ 61,741.07 | Net Increase (decrease) of this Change Order<br>0 days |
| Contract Price with all approved Change Orders<br>$ 1,296,562.40 | Contract Time with all approved Change Orders<br>365 days |

APPROVED:

NPBCID
Matthew J. Boykin
President, Board of Supervisors

APPROVED:

Contractor

# Aquatic Vegetation Control, Inc.

**Environmental Management**

Riviera Beach, FL
Palm City, FL
Pembroke Pines, FL
Florida City, FL


February 9, 2026

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

RE: **Contract Extension and Increase request for Unit 11 PGA**

Dear Luke,

AVC respectfully requests a one-year extension of the Unit 11 PGA Contract. In accordance with the terms of the agreement, we are also requesting approval of a 5% annual increase.

Since the last adjustment period, AVC has experienced continued cost escalation. Labor costs have increased approximately 5 – 7% since 2024/2025 and are expected to continue rising due to current labor market conditions and scheduled minimum wage increases. In addition, equipment costs have increased by approximately 23% and herbicide costs by approximately 4%.

AVC sincerely values our long-standing relationship with Northern Palm Beach County Improvement District and appreciates the opportunity to continue providing high-quality services. We look forward to working with you for the upcoming contract year.

Sincerely,

Sharon Gillenwalters
President


**1860 W 10th Street Riviera Beach, FL 33404 * Phone (561) 845-5525 * Fax (561) 845-5374**

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
Ellen T. Baker
L. Marc Cohn
Brian J. LaMotte
Gregory Block

**DATE:** April 22, 2026

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

**RE:** Unit of Development No. 11 – PGA National
Consider Change Order No. 1 and Payment Authorization to Future Horizons
Purchase Order No. 25-955
Eagleton Canal Aerator Access Project

---

## Background

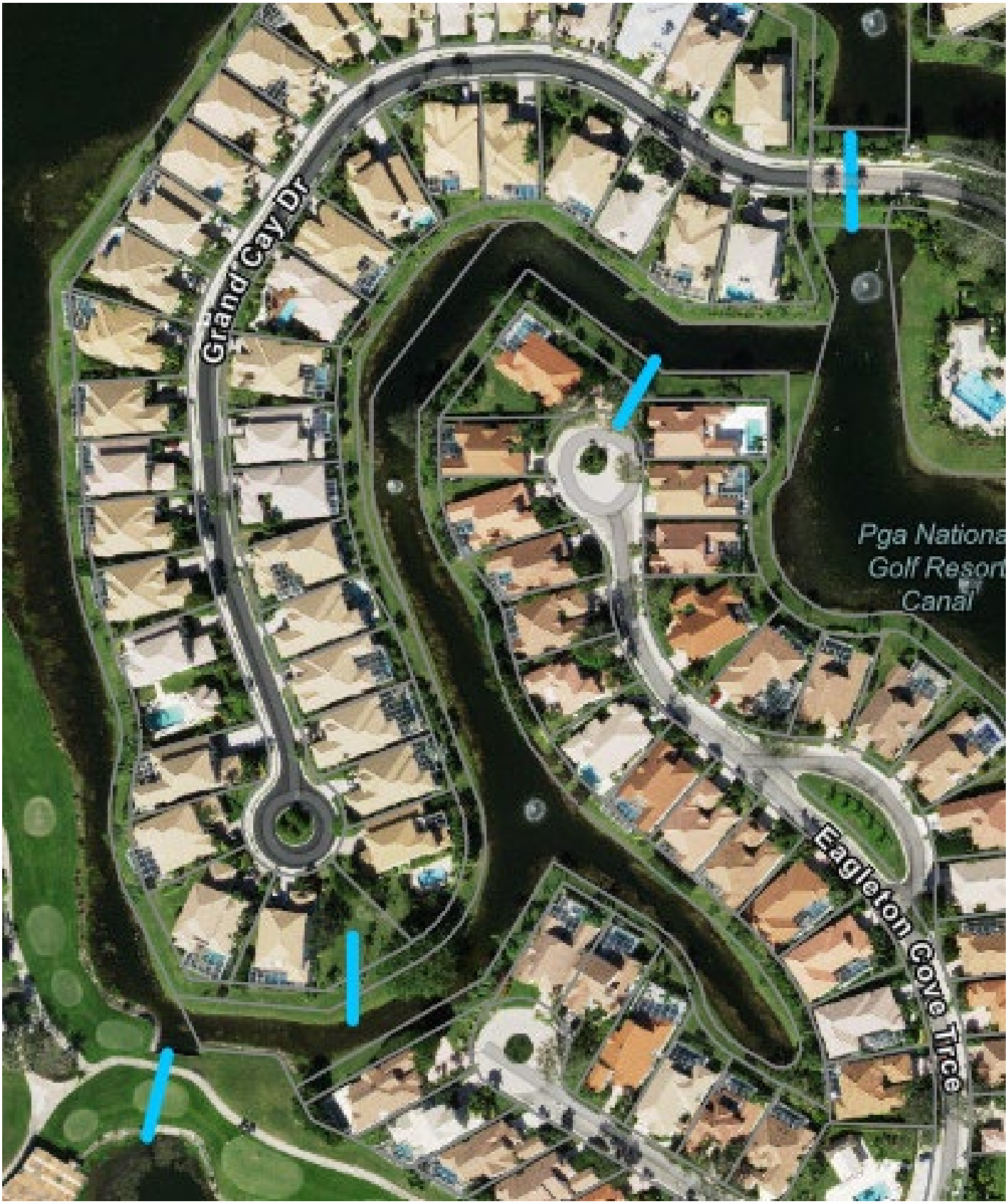
Northern's Board awarded a contract to Future Horizons and executed Purchase Order No. 25-955 for the removal of sediment material which has accumulated over time and restricted access to Northern's aerators for maintenance. The original contract amount was $640,736.00 and included material removal and restoration. The project is now complete and after final quantity adjustments attached is Change Order No. 1 in the amount of ($124,293.00) as well as final payment in the amount of $214,853.97.

## Fiscal Impact

Funds are available in the Fiscal Year 2025/2026 Budget for this project.

## Recommendation

Northern Staff recommends Board approval of Change Order No. 1 to Future Horizons in the deduct amount of ($124,293.00) and final payment in the amount of $214,853.97.


Grand Cay Dr
Pga Nationa
Golf Resort
Canal
Eagleton Cove Trce

# CHANGE ORDER

No. 1

PROJECT: PRJ 643 Eagleton Canal Aerator Access Project
Unit No. 11

DATE: 4/22/2026

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

CONTRACT FOR: Unit 11 PRJ 643 Eagleton Canal Aerator Access Project

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

**Description:** This Change Order represents the final quantity adjustment for the referenced Project.

Contractor: Future Horizons, Inc.
P.O. Box 1115
403 N 1st Street
Hastings, FL 32145-1115

**Purpose:** See description above

| CHANGE IN CONTRACT PRICE: | CHANGE IN CONTRACT TIME: |
|---|---|
| Original Contract Price<br>$ 640,736.00 | Original Contract Time<br>90 days<br>days or date |
| Previous Change Order No. N/A to No. N/A<br>$ 0.00 | Net change from previous Change Order<br>0 days |
| Contract Price prior to this Change Order<br>$ 640,736.00 | Contract Time prior to this Change Order<br>90 days<br>days or date |
| Net Increase of this Change Order<br>$ (124,293.00) | Net Increase (decrease) of this Change Order<br>107 days |
| Contract Price with all approved Change Orders<br>$ 516,443.00 | Contract Time with all approved Change Orders<br>197 days |

| RECOMMENDED: | APPROVED | ACCEPTED: |
|---|---|---|
| By: | By: | By: |
| Engineer | NPBCID | Contractor |
| Date: | Date: | Date: |

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
Ellen T. Baker
L. Marc Cohn
Brian J. LaMotte
Gregory Block

**DATE:** April 22, 2026

**FROM:** Kennith R. Roundtree, Director of Operations

**THROUGH:** C. Danvers Beatty, P.E., Executive Director

**RE:** Unit of Development No. 15 – Villages of Palm Beach Lakes
Consider Purchase Order No. 26-690 to Johnson-Davis, Inc.
Structure W-4 Rehabilitation

---

## Background

Northern Palm Beach County Improvement District owns and manages the surface water management system in Unit of Development No. 15, Villages of Palm Beach Lakes. During a routine inspection in 2025, the W-4 Control Structure was identified as needing rehabilitation. This project was included in the 2025 Multi-Unit Loan. Work includes intake and discharge piping, tree removal, limited demolition, dredging, culvert cleaning, slip lining and grouting and associated restoration.

Staff requested proposals from three of Northern's General Service Contractors and two quotes were received. Johnson-Davis Inc. submitted the low quote in the amount of $166,850.00. Johnson-Davis Inc. has conducted this type of work in the past for Northern and is very qualified to perform the work associated with this purchase order.

## Fiscal Impact

There are sufficient funds available in Unit 15's portion of the Multi-Unit Loan.

## Recommendation

Northern Staff recommends Board approval of Purchase Order No. 26-690 to Johnson-Davis, Inc. in the amount of $166,850.00.

Village Blvd
Village Blvd
Village Blvd
Village Blvd

# BID FORM
## Control Structure W-4 Replacement and Culvert Rehabilitation Project
## Unit # 15

| | | | | Johnson-Davis | | Ferreira | |
|---|---|---|---|---|---|---|---|
| Item | Description | Unit | QTY | Unit Cost | Item Cost | Unit Cost | Item Cost |
| 1 | W4 Replacement/Rehabilitation | 15 | | | $166,850.00 | | $195,209.05 |
| 3 | | | | | | | |
| | | Total Bid Price | | | $166,850.00 | | $195,209.05 |

# Northern Palm Beach County Improvement District

# Purchase Order

Purchase Order No. 26-690

**Vendor :252**

**JOHNSON-DAVIS, INC.**

604 HILLBRATH DRIVE
LANTANA, FL 33462
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 | 04/02/2026 |
| Required Date | 04/12/2026 |
| Prepared By | Greg Sale |
| Workflow ID | 07 |
| Status | Board 2 Documents |
| Description | Structure W-4 Rehabilitation |

Change Order 0

Project No

Invoice to follow Y

**Comments :** This expense is funded through the Unit 15's portion of the 2025 maintenance loan. Sufficient funds are available.

| Qty | Unit Type | Fund | GL Acct | Item Description | Unit Price | Total |
|---|---|---|---|---|---|---|
| 1 | EA | 1503 | 54613 | Structure W-4 Rehabilitation | 166,850.00 | 166,850.00 |

**Total : $166,850.00**

**Approval Information**

| | | |
|---|---|---|
| SUSAN P. SCHEFF | Board - Approved 166,850.00 | 04/07/2026 12:18 PM |
| CLIFFORD D. BEATTY | Executive Director - Approved 166,850.00 | 04/06/2026 11:06 AM |
| KATHLEEN E. ROUNDTREE | Finance Director - Approved 166,850.00 | 04/06/2026 10:14 AM |
| LAURA L. HAM | Budget Manager - Approved 166,850.00 | 04/03/2026 8:02 PM |
| Kimberly A. Leser | District Engineer - Approved 166,850.00 | 04/02/2026 12:18 PM |
| KENNITH R. ROUNDTREE | Department Manager - Approved 166,850.00 | 04/02/2026 12:01 PM |
| Greg Sale | Requester - Submitted 166,850.00 | 04/02/2026 10:47 AM |

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Approval In Process

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

# EXECUTIVE SUMMARY

**TO:** Matthew J. Boykin
Ellen T. Baker
L. Marc Cohn
Brian J. LaMotte
Gregory Block

**DATE:** April 22, 2026

**FROM:** Kennith R. Roundtree, Director of Operations

**THROUGH:** C. Danvers Beatty, P.E., Executive Director

**RE:** Unit of Development No. 43 – Mirasol
Consider Purchase Order No. 26-635 to Shenandoah General Construction, LLC
Emergency Repair of Culvert

---

## Background

Northern Palm Beach County Improvement District manages the surface water management system in Mirasol. While undergoing a permitted construction project in Mirasol, the contractor made Northern aware of a lake interconnect culvert that was compromised. Upon inspection by District Staff, it was determined that the contractor did not cause damage to the culvert. The damage is the direct result of age and normal deterioration which caused the culvert to developed a leak. The culvert is approximately 430' in length and 30" in diameter.

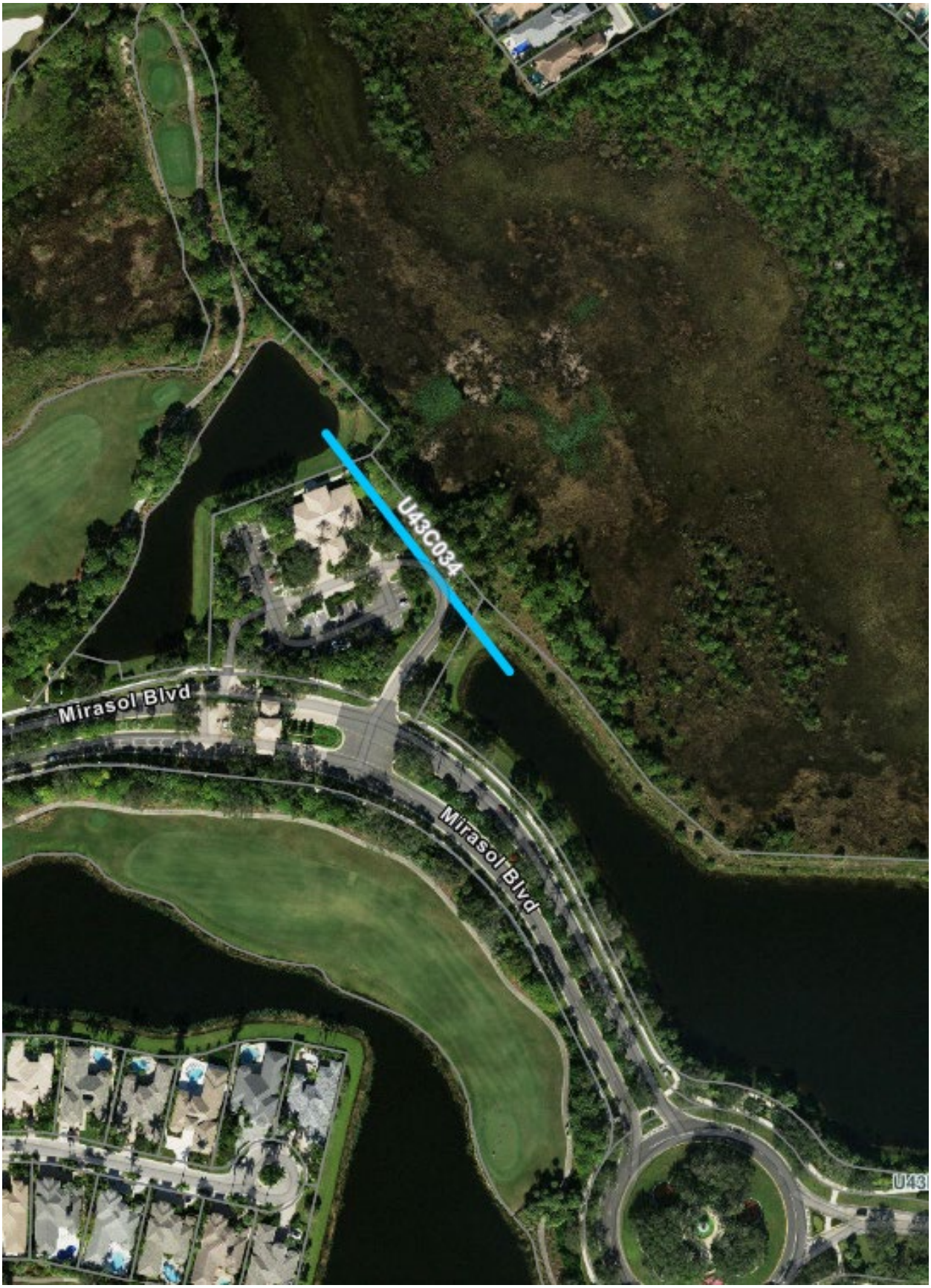
Staff reviewed the situation in detail and determined that the best repair method is to install a Cure in Place Lining. Shenandoah General Construction, LLC (Shenandoah) was contacted and requested to submit a proposal to for the required repairs, as they are one of Northern's approved contractors that can perform this type of work. Shenandoah submitted a quote of $125,671.25. Due to the urgency of the situation, Shenandoah was asked to order materials and proceed with the project.

## Fiscal Impact

This project was not budgeted and will be funded with Unit 43 reserve funds.

## Recommendation

Northern Staff recommends Board approval of Purchase Order No. 26-635 to Shenandoah General Construction, LLC in the amount of $125,671.25.


U43C034
Mirasol Blvd
Mirasol Blvd

SHENANDOAH
951 W Yamato Road #220
954-975-0098
Boca Raton, FL 33431
shenandoahus.com

# PROPOSAL: P48682

**DATE:** March 23, 2026
**SUBMITTED TO:** Northern Palm Beach County Improvement District
**STREET:** 359 Hiatt Drive
**CITY, STATE & ZIP:** Palm Beach Gardens, FL 33418
**ATTENTION:** Greg Sale
**PHONE:** (561) 624-7830
**EMAIL:** greg@npbcid.org
**JOB NAME:** 11300 Marisol Blvd - CIPP

We propose to furnish a crew and all necessary equipment to diver to set up air bags at outfall pump down clean and TV 2-30'' as marked on maps lining crew to install 2-30'' liner and post televise at the above mentioned job location. This work will be performed at our following hourly and/or unit prices:

| | | | |
|---|---|---|---|
| CCTV / Vac Truck Combo | (at $6,150.00 Per Day) | 3 day(s) | $18,450.00 |
| Disposal Fee (Includes travel) | (at $500.00 Per Truck Load) | 3 truck load(s) | $1,500.00 |
| Pump 3" | (at $180.00 Per Day) | 3 day(s) | $540.00 |
| Support Truck | (at $450.00 Per Day) | 3 day(s) | $1,350.00 |
| 30 in CIPP liner | (at $178.75 LF) | 455 Linear Feet | $81,331.25 |
| Divers | (at $450.00 LF) | 50 Linear Feet | $22,500.00 |
| **ESTIMATED TOTAL:** | | | **$125,671.25** |

**NOTE:** One-way travel time applies to all hourly vehicles, with a four-hour minimum charge. We will remove loose debris from structures and pipes (except hazardous waste). If we find contaminated liquids or soils (like oil or fuel), the customer must get them tested and approved for disposal, and extra costs will apply. We are not responsible for any issues caused by pre-existing conditions, original installation, or design.

**PAYMENT:** This proposal may be withdrawn if not accepted within 30 days. Payment terms net 30 days.
(If we encounter an Insurance compliance fee requirement, this fee will be invoiced in addition to the above rates.)

**MATERIALS AND WORKMANSHIP:** All materials will meet the specified standards, and all work will be done professionally according to industry practices.

**ESTIMATE AND CONDITIONS:** The price is based on current conditions and may change if there are unforeseen issues that could not be seen during Shenandoah's field visit or scope changes. The estimate is for guidance only; final costs depend on actual work and conditions. Shenandoah General Construction, LLC may adjust the estimate, as necessary.

**EXCLUSIONS:** Engineering, permits, testing, and bonds are not included in the pricing unless specifically noted.

**INSURANCE:** The owner is responsible for carrying necessary insurance, such as fire and tornado. Our workers are fully insured under Workman's Compensation.

**WAIVER OF CLAIMS:** Both parties waive all tort claims against each other and limit any claims to breach of contract only.

**SURCHARGES AND FEES:** An Environmental Surcharge of $30 will be added to all invoices to cover proper waste disposal and environmental compliance. Fuel surcharges are as follows: CCTV Truck $60/day, Vac Truck $90/day, Combo Vac & CCTV Truck $120/day, and Vac & Support Truck $90/day.

**TRAVEL TIME AND CANCELLATIONS:** Same-day job cancellations may be subject to an $800.00 cancellation fee.

SHENANDOAH
951 W Yamato Road #220
954-975-0098
Boca Raton, FL 33431
shenandoahus.com

SIGNATURE:

| SHENANDOAH GENERAL CONSTRUCTION, LLC | TITLE | DATE |
|---|---|---|
| Jose Vera Jr. | Estimator | 03/23/2026 |

**ACCEPTANCE OF PROPOSAL / SIGN & RETURN**

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

SIGNATURE: _____

DATE: _____

COMPANY NAME: _____

REPRESENTATIVE: _____

TITLE: _____

*This document is the property of Shenandoah General Construction, LLC. It is intended only for the use of the individual or entity to which it is addressed and may contain information that is non-public, proprietary, privileged, confidential and exempt from disclosure under applicable law or may constitute as attorney work product. If you are not the intended recipient, you are hereby notified that any use, dissemination, distribution or copying of this communication of this document is strictly prohibited. If you have received this document in error, notify us immediately by telephone (954) 975-0098 or Email: help@shenandoahus.com and destroy this document immediately, if this is an electronic communication then delete immediately.*

# Northern Palm Beach County Improvement District

# Purchase Order

Purchase Order No. 26-635

**Vendor :661**

## Shenandoah Construction

1888 N.W. 22nd Street
Pompano Beach, FL 33069
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 | 03/23/2026 |
| Required Date | 04/02/2026 |
| Prepared By | Greg Sale |
| Workflow ID | 07 |
| Status | Board 2 Documents |
| Description | CIPP Liner Unit 43 |

Change Order 0

Project No

Invoice to follow Y

**Comments :** This item was brought to our attention by the contractor working on a permitted project in Mirasol. Reserves will be used to fund this project.--KRR LH: Sufficient funds are available in undesignated fund balance.

| Qty | Unit Type | Fund | GL Acct | Item Description | Unit Price | Total |
|---|---|---|---|---|---|---|
| 1 | EA | 4301 | 54613 | CIPP Liner Unit 43 | 125,671.25 | 125,671.25 |

**Total : $125,671.25**

**Approval Information**

| | | |
|---|---|---|
| SUSAN P. SCHEFF | Board - Approved 125,671.25 | 03/25/2026 10:26 AM |
| CLIFFORD D. BEATTY | Executive Director - Approved 125,671.25 | 03/25/2026 10:09 AM |
| KATHLEEN E. ROUNDTREE | Finance Director - Approved 125,671.25 | 03/25/2026 10:08 AM |
| LAURA L. HAM | Budget Manager - Approved 125,671.25 | 03/24/2026 6:03 PM |
| Kimberly A. Leser | District Engineer - Approved 125,671.25 | 03/23/2026 1:21 PM |
| KENNITH R. ROUNDTREE | Department Manager - Approved 125,671.25 | 03/23/2026 12:59 PM |
| Greg Sale | Requester - Submitted 125,671.25 | 03/23/2026 12:40 PM |

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Approval In Process

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
Ellen T. Baker
L. Marc Cohn
Brian J. LaMotte
Gregory Block

**DATE:** April 22, 2026

**FROM:** Kathleen Maloney-Pollack, Technical Assistant

**THROUGH:** C. Danvers Beatty, P.E., Executive Director

**RE:** Consider Renewal of Annual Service Contract and Revised Grant Application Cost Schedule
RMPK Funding, Inc.
Grant Preparation and Administration Services

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## Background

RMPK Funding, Inc. currently has a contract for Grant Preparation and Administration Services. At its April 2025 Board Meeting, Northern's Board approved the First Amendment to the Contract extending the term an additional one year with four additional one-year renewals. This renewal request constitutes the first of four possible one-year extensions associated with the First Amendment.

In March 2026, RMPK Funding, Inc. submitted the attached revised rate sheet for fiscal year 2026/2027. This rate schedule will be used for future grant applications.

## Fiscal Impact

This contract is included in the proposed budget for fiscal year 2026/2027.

## Recommendation

Northern Staff recommends renewal of the RMPK Funding contract for the period October 1, 2026 through September 30, 2027, approval of the revised grant application cost schedule, and authorization of the execution of the extension amendment form by the Board President.

RMPK FUNDING

Public Funding • Governmental Advocacy • Economic Development

# PROPOSED COST

| Grant Type | Application Cost* |
|---|---|
| Florida Land and Water Conservation Fund (LWCF) | $5,000 |
| Florida Recreation Development Assistance Program (FRDAP) | $4,000 |
| Energy and Efficiency Grants (DOE) | $4,000 |
| Florida Department of Transportation (FDOT) | $3,500 |
| Florida Boating Improvement Program (FBIP) | $4,000 |
| Non-Point Pollution TMDL Grants (FDEP) | $4,000 |
| Transportation Alternative Grants (TAP) | $4,000 |
| Florida Communities Trust - Florida Forever Program (FCT) | $6,000 |
| Recreational Trails Program (RTP) | $5,000 |
| FIND Water District Grant Program | $4,000 |
| Florida Cultural Facilities Grant (DCA) | $5,000 |
| Urban and Community Forestry Grant Program (DOF) | $2,500 |
| Special Category Historical Grant | $4,500 |
| Hazard Mitigation Grant Programs | $5,000 |
| Resilient Florida Grants | $4,500 |
| Rebuild Florida Grants | $5,000 |
| Small Matching Historical Grant | $3,000 |
| General Program Support Grant | $3,000 |
| African-American Cultural and Historical Grant Program | $4,500 |

This is not a comprehensive listing of all grant programs that might be available to the City. New programs are created and become available each year. If a program or grant type is not listed, RMPK will provide a cost proposal for approval before initiating the preparation process.

*Any grant application not funded during the first submission will be submitted again for funding from the next funding cycle of the same program at no additional cost. The project must remain comparable in scope to the original submission.

**601 Heritage Dr. #402**
**Jupiter, FL 33458**
**(561) 745-2401 www.rmpkfunding.com**

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
Ellen T. Baker
L. Marc Cohn
Brian J. LaMotte
Gregory Block

**DATE:** April 22, 2026

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

**THROUGH:** C. Danvers Beatty, P.E., Executive Director

**RE:** Consider Travel Request
Florida Association of Special Districts' Annual Conference

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## Background

The Florida Association of Special Districts' Annual Conference is scheduled for June 8-11, 2026 in Orlando, Florida at the Hyatt Regency Grand Cypress. A copy of the Annual Conference email is attached. Board Supervisor Ellen Baker plans to attend this year's conference. Northern's Travel Policy requires Supervisor travel requests be approved by the Board. The estimated cost for conference registration, lodging, food and mileage reimbursement is $2,000.

## Fiscal Impact

This expenditure is within the approved Fiscal Year 2025/2026 Budget.

## Recommendation

This travel request for Supervisor Baker is submitted for approval by the Board.

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Step behind the mask and into the enchantment of the Florida Association of Special Districts 2026 Annual Conference, where curiosity shimmers in the air and every corridor holds a secret waiting to be discovered! Join us June 8–11, 2026, at the Hyatt Regency Grand Cypress for a spellbinding gathering filled with illuminating sessions, captivating speakers, and extraordinary opportunities to connect with fellow district leaders. Dive into the magic, embrace the mystery, and let the wonder of collaboration guide your journey.

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**"Don’t Get Left Outside the Carnival—Book Your Hotel Today!**

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# HOTEL INFORMATION

## Hyatt Regency Grand Cypress Resort

1 Grand Cypress Blvd

Orlando, FL 32836

(407) 239-1234

**Group Rate**: $203.00 plus tax

**Group Cut-Off Date**: May 17, 2026

**Parking:** *Complimentary self-parking:* $30 with in/out privileges

*Valet parking:* $45 with in/out privileges

**Rates above are subject to sales tax, currently at 6.5%

**Reserve your hotel**

---

**FASD 2026 Annual Conference**
**Date:** June 8-11, 2026
**Location:** Hyatt Regency Grand Cypress Resort
NOTE: **The Ethics Training, June 7, 2026, are available once you've selected your Registration Option. Please select one before you Check Out & Confirm your Registration.**

**Register today to secure your spot!**

**NOTE:** If you are planning to bring a guest, you will need to contact

Angela Weeks-Samanie at **angela@fasd.com**

**Register Now!**

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## AGENDA AT A GLANCE

For the most up to date information, click here!

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## KEYNOTE SPEAKERS

**Tuesday, June 9, 9:00 AM - 10:00 AM**

**Aron Ralston** grew up far from the wilderness, but after moving to Colorado he became an avid outdoorsman. In 2003, while hiking alone in Utah's canyon country, a falling boulder trapped his right hand. After six days, he made the unimaginable decision to free himself and hike to safety—an experience that became the basis for his bestselling book *Between a Rock and a Hard Place* and the Oscar-nominated film *127 Hours*.

Since then, Aron has shared his story around the world, returned to climbing and skiing with prosthetic arms he helped design, and continued exploring the outdoors. Now living in Boulder, he advocates for wilderness protection and embraces his greatest adventure yet: raising his two children.

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**Wednesday, June 10, 9:00 AM - 10:00 AM**

**Trina Pulliam** brings over 25 years of experience helping government agencies build smarter teams, stronger systems, and more effective operations—expertise that directly supports the work of Florida's special districts. As the founder of Trainnovations and a former Senior Lead Examiner for the National Baldrige Performance Excellence Program, she delivers practical strategies that strengthen organizational capacity and long-term success.

A University of Florida Economics graduate with a passion for public-sector excellence, Trina offers FASD attendees clear, actionable insights to improve performance and adapt to change. Her energetic, ultra-marathon mindset inspires leaders to think boldly and build districts ready for the future.

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**RECOMMENDED DISBURSEMENTS FOR**

**APRIL 22, 2026 BOARD MEETING**

| | BOND/COI** | EIPC* | NOTE PROCEEDS | LANDOWNER FUNDS | TOTALS |
|---|---|---|---|---|---|
| Unit No. 2C - Alton | 2,118.51 | - | | | 2,118.51 |
| | | | | | |
| Unit No. 5A - Vista Center | | | 481,868.05 | | 481,868.05 |
| | | | | | |
| Unit No. 9A - Abacoa I | | 58,652.50 | | | 58,652.50 |
| | | | | | |
| Unit No. 11 - PGA National | | 214,853.97 | | | 214,853.97 |
| | | | | | |
| Unit No. 53 - Arden | 214,285.28 | | | | 214,285.28 |
| | | | | | |
| Unit No. 54 - Artistry Lakes | | - | | 12,701.18 | 12,701.18 |
| | | | | | |
| Multi-Unit | | 66,601.50 | 178,896.16 | | 245,497.66 |
| | | | | | |
| | 216,403.79 | 340,107.97 | 660,764.21 | 12,701.18 | 1,229,977.15 |

* Equity in Pooled Cash

**Cost of Issuance

# UNIT OF DEVELOPMENT NO. 2C
# DISBURSEMENT NO. 205
# APRIL 22, 2026

| | BOND | EIPC | TOTALS |
|---|---|---|---|
| **MISCELLANEOUS:** | | | |
| **NPBCID Reimbursements:** | | | |
| (NPBCID Personnel time & Auditor) | 2,118.51 | - | - |
| | 2,118.51 | - | - |

# UNIT OF DEVELOPMENT NO. 5A
# DISBURSEMENT NO. 63
# APRIL 22, 2025

| | NOTE PROCEEDS | TOTAL |
|---|---|---|
| **CONSTRUCTION:** | | |
| **Nu-Pipe, LLC** | 445,563.30 | |
| (PO#26-483 Rehab Culvert) | | 445,563.30 |
| **ENGINEERING:** | | |
| **Mock, Roos & Associates** | | |
| (Invoice# 5604033 ) | 35,840.75 | |
| | | 35,840.75 |
| **OTHER PROFESSIONALS:** | | |
| **Caldwell & Pacetti** | | |
| (Legal Invoice# 133101) | 464.00 | |
| | | 464.00 |
| | 481,868.05 | 481,868.05 |

# UNIT OF DEVELOPMENT NO. 9A
# DISBURSEMENT NO. 139
# APRIL 22, 2026

| | | EIPC | TOTAL |
|---|---|---|---|
| **ENGINEERING:** | | | |
| **WGI, Inc.** | **FINAL** | **10,180.00** | |
| **(P.E. Svs for 3 Outlooksin Preserve)** | | | **10,180.00** |
| **PO#26-33** | | | |
| **WGI, Inc.** | | **48,472.50** | |
| **(P.E. Svs for Dry Detention Bridges)** | | | **48,472.50** |
| **PO#26-32** | | | |
| | | **58,652.50** | **58,652.50** |

# UNIT OF DEVELOPMENT NO. 11
# DISBURSEMENT NO. 170
# APRIL 22, 2026

| | EIPC | TOTAL |
|---|---|---|
| **CONSTRUCTION:** | | |
| **Future Horizon, Inc.** | | |
| (Eagleton Canal Aerator Access Improvements) | 214,853.97 | |
| PO#25-955 | | 214,853.97 |
| | 214,853.97 | 214,853.97 |

# UNIT OF DEVELOPMENT NO. 53
# DISBURSEMENT NO. 156
# APRIL 22, 2026

| | BOND | TOTAL |
|---|---|---|
| **CONSTRUCTION:** | | |
| **Brightview Landscape** | | |
| (Phase 3 Linear Park PO#26-232) | 209,381.61 | |
| | | 209,381.61 |
| **ENGINEERING:** | | |
| **Michael B. Schorah & Assoc.** | | |
| (P.E. Services) | 2,936.40 | |
| | | 2,936.40 |
| **OTHER PROFESSIONALS:** | | |
| **Caldwell & Pacetti** | 426.00 | |
| (Legal Services-INV#133108 ) | | 426.00 |
| **MISCELLANEOUS:** | | |
| **NPBCID Reimbursements:** | | |
| (NPBCID Personnel time & Auditor) | 1,541.27 | |
| | | 1,541.27 |
| | 214,285.28 | 214,285.28 |

# UNIT OF DEVELOPMENT NO. 54
# DISBURSEMENT NO. 17
# APRIL 22, 2026

| | LANDOWNER FUNDS | TOTAL |
|---|---|---|
| **ENGINEERING:** | | |
| **Simmons & White, Inc.** | 3,390.50 | |
| (P.E. Svs for Artistry Lakes Formation PO#25-576) | | 3,390.50 |
| **OTHER PROFESSIONALS:** | | |
| **Caldwell & Pacetti** | 3,567.00 | |
| ( Legal Services-INV#133110) | | 3,567.00 |
| **MISCELLANEOUS:** | | |
| **NPBCID Reimbursements:** | | |
| (NPBCID Personnel time) | 5,743.68 | |
| | | 5,743.68 |
| | 12,701.18 | 12,701.18 |

# MULTI-UNIT
# DISBURSEMENT NO. 6
# APRIL 22, 2026

| | NOTE PROCEEDS | EIPC | TOTALS |
|---|---|---|---|
| **CONSTRUCTION:** | | | |
| **C. R. Dunn, Inc.** | 178,896.16 | 59,314.44 | |
| (Multi-Unit Control Panel Replacement PO#25-571) | | | 238,210.60 |
| **ENGINEERING:** | | | |
| **Baxter & Woodman, Inc.** | - | 7,287.06 | |
| (Multi-Unit Control Structure - Design, Permit & Bid Assist PO#26-363) | | | 7,287.06 |
| | 178,896.16 | 66,601.50 | 245,497.66 |

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
Ellen T. Baker
L. Marc Cohn
Brian J. LaMotte
Gregory Block

**DATE:** April 22, 2026

**FROM:** Kathleen Maloney-Pollack, Technical Assistant

**THROUGH:** C. Danvers Beatty, P.E., Executive Director

**RE:** Unit Nos. 9A, 9B, 11, 21, 23 & 27B
Consider Renewal of Annual Service Contract and Change Order No. 1
Chris Wayne and Associates, Inc.
Annual Landscape Maintenance Contract No. 5

---

## Background

On March 26, 2025, the Annual Landscape Maintenance Contract No. 5 for Preserve Structures in Unit Nos. 11, 21, 23 & 27B was awarded to Chris Wayne and Associates, Inc. for a one-year period commencing October 1, 2025, and renewable annually through September 30, 2030. This renewal request constitutes the first of four possible one-year extensions associated with the Contract.

Chris Wayne and Associates, Inc. is requesting approval of a price increase of 10% ($658.80) for the annual renewal for fiscal year 2026-2027 for existing services. In addition, Northern requested, and received, a proposal from Chris Wayne and Associates, Inc. of $10,320.00 to add quarterly maintenance of 43 structures located in Abacoa (Unit Nos. 9A & 9B) to this contract. Northern Staff is recommending approval of Change Order No. 1 for a total amount of $10,978.80. This amount will be added to the contracted price for future annual renewals.

## Fiscal Impact

This contract and change order will be included in the proposed budget for fiscal year 2026/2027.

## Recommendation

Northern Staff recommends renewal of the annual contract for the period October 1, 2026 through September 30, 2027, approval of Change Order No. 1 to Chris Wayne and Associates, Inc., increasing the contract by $10,978.80, and authorization of the execution of the extension amendment and change order forms by the Board President.

# CHANGE ORDER

No. 1

PROJECT: Annual Landscape Maintenance Contract No. 5
Unit Nos. 9A, 9B, 11, 21, 23 & 27B

DATE: 4/22/2026

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

CONTRACT FOR: Preserve Structures

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

**Description:** A 10% increase in price applicable to the extension of existing services plus an increase in price to add quarterly maintenance of preserves structures in Abacoa (Unit Nos. 9A & 9B) for FYE 9/30/2027. Both the contractor's request for a price increase and the contractor's proposal for the additional work are attached.

Contractor: Chris Wayne and Associates, Inc.
15863 97th Drive N
Jupiter, FL 33478

**Purpose:** See description above

| CHANGE IN CONTRACT PRICE: | CHANGE IN CONTRACT TIME: |
|---|---|
| Original Contract Price<br>$ 6,588.00 | Original Contract Time<br>365 days<br>days or date |
| Previous Change Order No. N/A to No. N/A<br>$ 0.00 | Net change from previous Change Order<br>0 days |
| Contract Price prior to this Change Order<br>$ 6,588.00 | Contract Time prior to this Change Order<br>365 days<br>days or date |
| Net Increase of this Change Order<br>$ 10,978.80 | Net Increase (decrease) of this Change Order<br>0 days |
| Contract Price with all approved Change Orders<br>$ 17,566.80 | Contract Time with all approved Change Orders<br>365 days |

APPROVED:

NPBCID
Matthew J. Boykin
President, Board of Supervisors

APPROVED:

Contractor

CWA Landscape Architects Contractors
Chris Wayne and Associates, Inc.

February 24, 2026

Dear Board Members,

This letter is to formally request renewal and renegotiation of the existing maintenance agreement between **Northern Palm Beach County Improvement District** ("Owner") and **Chris Wayne and Associates, Inc** ("Contractor").

The current agreement covers the initial term of **October 1, 2025 through September 30, 2026**, at a contract price of **$6,588.00**. We appreciate the opportunity to provide services during this term and value our continued working relationship with the District.

In consideration of rising operational costs, materials, insurance, and labor expenses, we respectfully propose a **10% adjustment** to the annual contract amount for the renewal term. This adjustment would bring the new annual contract price to: **$7,246.80**

We propose the renewal term to run from: **October 1, 2026 through September 30, 2027**

All other terms and conditions of the existing agreement would remain unchanged unless otherwise mutually agreed upon in writing.

We remain committed to delivering dependable, high-quality service to the District and look forward to continuing our partnership for the upcoming year.

Please let us know if you would like to schedule a meeting to review this proposal or discuss any questions.

Respectfully submitted,

Christopher Dellago, RLA/ISA
President
Chris Wayne and Associates, Inc

**Chris Wayne and Associates, Inc.**
15863 97th Dr. N., Jupiter, FL 33478
Phone: 561-746-4225
chris@chriswayneinc.com
LA6666678 • U-20161 • FL-10171A

**GL: 53409**

**Fiscal Year October 1, 2026 thru September 30, 2027**
**Contract 5**
**Preserve Structures**
**Bid Proposal Summary Sheet**

| Unit | ID of Structures | Amount |
|---|---|---|
| | | |
| 9B | U9B-INL013 | $240.00 |
| 9B | U9B-INLS112A | $240.00 |
| 9B | U9B-INLS228 | $240.00 |
| 9B | U9B-INLS1325 | $240.00 |
| 9B | U9B-INLS709 | $240.00 |
| 9B | U9B-INLS1210 | $240.00 |
| 9B | U9B-INLS1121 | $240.00 |
| 9B | U9B-INLS428 | $240.00 |
| 9B | U9B-INLS519 | $240.00 |
| 9B | U9B-INLS110 | $240.00 |
| 9B | U9B-INLS213 | $240.00 |
| 9B | U9B-INLS206 | $240.00 |
| 9B | U9B-INLS103 | $240.00 |
| 9B | U9B-INLS530 | $240.00 |
| 9B | U9B-INLS302 | $240.00 |
| 9B | U9B-INLS1003 | $240.00 |
| 9B | U9B-INLS903 | $240.00 |
| 9B | U9B-INLS410 | $240.00 |
| 9B | U9B-INLS617 | $240.00 |
| 9B | U9B-INL703 | $240.00 |
| 9B | U9B-INLS803 | $240.00 |
| 9B | U9B-INLS233 | $240.00 |
| 9B | U9B-INL001 | $240.00 |
| 9B | U9B-INL002 | $240.00 |
| 9B | U9B-INL003 | $240.00 |
| 9B | U9B-INL004 | $240.00 |
| 9B | U9B-INLS150 | $240.00 |
| 9B | U9B-INL005 | $240.00 |
| 9B | U9B-INL006 | $240.00 |
| 9B | U9B-INL007 | $240.00 |
| 9B | U9B-INL008 | $240.00 |
| 9B | U9B-INL009 | $240.00 |
| 9B | U9B-INLS1444 | $240.00 |
| 9B | U9B-INL010 | $240.00 |
| 9B | U9B-INLS1710 | $240.00 |
| 9B | U9B-INL011 | $240.00 |
| 9B | U9B-INL012 | $240.00 |
| 9B | U9B-INLS2313 | $240.00 |
| 9B Total | | |
| | | |
| 9A | U9A-INL001 | $240.00 |
| 9A | U9A-INL002 | $240.00 |
| 9A | U9A-INL003 | $240.00 |
| 9A | U9A-INL004 | $240.00 |
| 9A | U9A-INL005 | $240.00 |
| 9A Total | | |
| | | |
| **Grand Total** | | $10,320.00 |

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

# EXECUTIVE SUMMARY

**TO:** Matthew J. Boykin
Ellen T. Baker
L. Marc Cohn
Brian J. LaMotte
Gregory Block

**DATE:** April 22, 2026

**FROM:** Kimberly A. Leser, P.E., District Engineer

**THROUGH:** C. Danvers Beatty, P.E., Executive Director

**RE:** Unit of Development No. 5A – Vista Center of Palm Beach
Consider Purchase Order No. 26-731 to Nu-Pipe, LLC

---

## Background

Northern entered into a Piggyback Agreement with Nu-Pipe, LLC based on an existing Lake County, Florida Stormwater Pipe Lining Services Contract in February 2026. At Northern's request, Mock, Roos & Associates, Inc. completed an evaluation of two 84-inch corrugated metal outfall pipes to determine if they could be reduced in size to lower the cost of rehabilitation. Only one of the two 84-inch roadway outfall pipes could be reduced in diameter and the cost to slip line that outfall exceeds the linear foot (LF) cost to spin cast the 84-inch outfall based on the recently approved Piggyback Agreement with Nu-Pipe. Nu-Pipe has submitted the attached proposal to rehabilitate a total of 560 LF of 84-inch corrugated metal pipe via spin cast in the amount of $441,068.25. The cost is based on the schedule of values included in the referenced Lake County Stormwater Pipe Lining Services Contract and Piggyback Agreement with Northern.

## Fiscal Impact

There are sufficient funds available in the 2023 Multi-Unit Note proceeds and maintenance funds for this expenditure.

## Recommendation

Northern Staff recommends Board approval of Purchase Order No. 26-731 to Nu-Pipe, LLC for Spin Cast Pipe Rehabilitation Services in the amount of $441,068.25.

5600 Central Ave.
St. Petersburg, FL 33707

Northern Palm Beach County Improvement District
Kimberly Leser, PE
Quote # NPBC-004R
SAPL @ Unit 5A Vista Parkway Culvert Rehabilitation PRJ 646
9 April 2026

Per Contract 22-535B, Nu-Pipe is to provide the work quoted below, including:

**Dam, Dewater, Clean, CCTV, Grout, SAPL, CCTV @ 276 LF of 84" and 284 LF of 84" existing CMP Outfalls @ Vista Center, Northern Palm Beach County, FL 26.715850, -80.149529.**
**Nu-Pipe will leave ~15' of "existing" CMP at System 3 untouched and unaddressed.**

The pipe rehab methods we have quoted will produce structurally independent, new pipes inside the existing pipes that will have lifespans of at least 50 years.

Terms & Conditions: Those per 22-535B Stormwater Pipe Lining. Work shall be performed in accordance with ASTM F3706.

Warranty: Per Exhibit A, 22-535- Section 5, the warranty period for this work will be 24 months.

Specific Inclusions: Bypass Pumping, NPDES, legal offsite disposal of removed materials and debris, pipe cleaning, 1 Pre- and 1 Post-Work CCTV inspection with accompanying pipe inspection reports, provision of inclement weather emergency procedures plan (to include pump sizes, pump locations, removal of cofferdams, etc.); provision of shop drawings (thickness designs, TDS, and SDS), attendance at a 1 pre-construction meeting, and on-site inspections or calls during construction activities are included and will be provided by Nu-Pipe; Nu-Pipe is solely responsible for jobsite safety, means and methods, and provision of safe access to owner and engineer for inspection purposes.

All work is quoted per the terms of this quotation and 22-535 Stormwater Pipe Lining, and all work shall be completed in accordance with ASTM F3706-24.
All runs are subject to field measurement, which is to be provided by Nu-Pipe.

Schedule Proposal: Nu-Pipe believes that this project includes 10-20 Days of Work (from Mobilization to Demobilization).

| Item # | Liner Size | Unit | Unit | Unit Price ≥ 201' | QTY | Amount |
|---|---|---|---|---|---|---|
| 1 | 8 in. x 6mm pipe | 1 | LF | $ 29.70 | | |
| 2 | 8 in. x 7.5mm pipe | 1 | LF | $ 0.01 | | |
| 3 | 8 in. x 9mm pipe | 1 | LF | $ 0.01 | | |
| 4 | 10 in. x 6mm pipe | 1 | LF | $ 33.37 | | |
| 5 | 10 in. x 7.5mm pipe | 1 | LF | $ 0.01 | | |
| 6 | 10 in. x 9mm pipe | 1 | LF | $ 0.01 | | |
| 7 | 12 in. x 6mm pipe | 1 | LF | $ 37.31 | | |
| 8 | 12 in. x 7.5mm pipe | 1 | LF | $ 0.01 | | |
| 9 | 12 in. x 9mm pipe | 1 | LF | $ 0.01 | | |
| 10 | 15 in. x 6mm pipe | 1 | LF | $ 53.72 | | |
| 11 | 15 in. x 7.5mm pipe | 1 | LF | $ 57.21 | | |
| 12 | 15 in. x 9mm pipe | 1 | LF | $ 57.21 | | |
| 13 | 18 in. x 6mm pipe | 1 | LF | $ 0.01 | | |
| 14 | 18 in. x 7.5mm pipe | 1 | LF | $ 74.98 | | |
| 15 | 18 in. x 9mm pipe | 1 | LF | $ 79.31 | | |
| 16 | 21 in. x 7.5mm pipe | 1 | LF | $ 0.01 | | |
| 17 | 21 in. x 9mm pipe | 1 | LF | $ 89.79 | | |
| 18 | 21 in. x 10.5mm pipe | 1 | LF | $ 93.08 | | |
| 19 | 21 in. x 12mm pipe | 1 | LF | $ 0.01 | | |
| 20 | 21 in. x 13.5mm pipe | 1 | LF | $ 0.01 | | |
| 21 | 21 in. x 15mm pipe | 1 | LF | $ 0.01 | | |
| 22 | 24 in. x 7.5mm pipe | 1 | LF | $ 0.01 | | |
| 23 | 24 in. x 9mm pipe | 1 | LF | $ 108.30 | | |
| 24 | 24 in. x 10.5mm pipe | 1 | LF | $ 119.98 | | |

| | | | | | |
|---|---|---|---|---|---|
| 25 | 24 in. x 12mm pipe | 1 | LF | $ | 119.98 |
| 26 | 24 in. x 13.5mm pipe | 1 | LF | $ | 0.01 |
| 27 | 24 in. x 15mm pipe | 1 | LF | $ | 0.01 |
| 28 | 30 in. x 9mm pipe | 1 | LF | $ | 0.01 |
| 29 | 30 in. x 10.5mm pipe | 1 | LF | $ | 0.01 |
| 30 | 30 in. x 12mm pipe | 1 | LF | $ | 153.60 |
| 31 | 30 in. x 13.5mm pipe | 1 | LF | $ | 158.06 |
| 32 | 30 in. x 15mm pipe | 1 | LF | $ | 163.62 |
| 33 | 30 in. x 16.5mm pipe | 1 | LF | $ | 163.62 |
| 34 | 36 in. x 10.5mm pipe | 1 | LF | $ | 0.01 |
| 35 | 36 in. x 12mm pipe | 1 | LF | $ | 0.01 |
| 36 | 36 in. x 13.5mm pipe | 1 | LF | $ | 199.36 |
| 37 | 36 in. x 15mm pipe | 1 | LF | $ | 211.57 |
| 38 | 36 in. x 16.5mm pipe | 1 | LF | $ | 211.57 |
| 39 | 36 in. x 18mm pipe | 1 | LF | $ | 211.57 |
| 40 | 42 in. x 10.5mm pipe | 1 | LF | $ | 0.01 |
| 41 | 42 in. x 12mm pipe | 1 | LF | $ | 0.01 |
| 42 | 42 in. x 13.5mm pipe | 1 | LF | $ | 0.01 |
| 43 | 42 in. x 15mm pipe | 1 | LF | $ | 0.01 |
| 44 | 42 in. x 16.5mm pipe | 1 | LF | $ | 262.79 |
| 45 | 42 in. x 18mm pipe | 1 | LF | $ | 267.64 |
| 46 | 48 in. x 12mm pipe | 1 | LF | $ | 0.01 |
| 47 | 48 in. x 13.5mm pipe | 1 | LF | $ | 0.01 |
| 48 | 48 in. x 15mm pipe | 1 | LF | $ | 0.01 |
| 49 | 48 in. x 16.5mm pipe | 1 | LF | $ | 0.01 |

| | | | | | |
|---|---|---|---|---|---|
| 50 | 48 in. x 18mm pipe | 1 | LF | $ | 313.19 |
| 51 | 48 in. x 19.5mm pipe | 1 | LF | $ | 343.84 |
| 52 | 48 in. x 21mm pipe | 1 | LF | $ | 350.54 |
| 53 | 48 in. x 22.5mm pipe | 1 | LF | $ | 339.54 |
| 54 | 48 in. x 24mm pipe | 1 | LF | $ | 339.54 |
| 55 | 54 in. x 12mm pipe | 1 | LF | $ | 0.01 |
| 56 | 54 in. x 13.5mm pipe | 1 | LF | $ | 0.01 |
| 57 | 54 in. x 15mm pipe | 1 | LF | $ | 0.01 |
| 58 | 54 in. x 16.5mm pipe | 1 | LF | $ | 0.01 |
| 59 | 54 in. x 18mm pipe | 1 | LF | $ | 0.01 |
| 60 | 54 in. x 19.5mm pipe | 1 | LF | $ | 0.01 |
| 61 | 54 in. x 21mm pipe | 1 | LF | $ | 397.55 |
| 62 | 54 in. x 22.5mm pipe | 1 | LF | $ | 414.18 |
| 63 | 54 in. x 24mm pipe | 1 | LF | $ | 405.87 |
| 64 | 60 in. x 12mm pipe | 1 | LF | $ | 0.01 |
| 65 | 60 in. x 13.5mm pipe | 1 | LF | $ | 0.01 |
| 66 | 60 in. x 15mm pipe | 1 | LF | $ | 0.01 |
| 67 | 60 in. x 16.5mm pipe | 1 | LF | $ | 0.01 |
| 68 | 60 in. x 18mm pipe | 1 | LF | $ | 0.01 |
| 69 | 60 in. x 19.5mm pipe | 1 | LF | $ | 0.01 |
| 70 | 60 in. x 21mm pipe | 1 | LF | $ | 0.01 |
| 71 | 60 in. x 22.5mm pipe | 1 | LF | $ | 0.01 |
| 72 | 60 in. x 24mm pipe | 1 | LF | $ | 529.72 |
| 73 | 72 in. x 12mm pipe | 1 | LF | $ | 0.01 |
| 74 | 72 in. x 13.5mm pipe | 1 | LF | $ | 0.01 |

| | | | | | |
|---|---|---|---|---|---|
| 75 | 72 in. x 15mm pipe | 1 | LF | $ | 0.01 |
| 76 | 72 in. x 16.5mm pipe | 1 | LF | $ | 0.01 |
| 77 | 72 in. x 18mm pipe | 1 | LF | $ | 0.01 |
| 78 | 72 in. x 19.5mm pipe | 1 | LF | $ | 0.01 |
| 79 | 72 in. x 21mm pipe | 1 | LF | $ | 0.01 |
| 80 | 72 in. x 22.5mm pipe | 1 | LF | $ | 0.01 |
| 81 | 72 in. x 24mm pipe | 1 | LF | $ | 633.54 |
| 82 | 84 in. x 12mm pipe | 1 | LF | $ | 0.01 |
| 83 | 84 in. x 13.5mm pipe | 1 | LF | $ | 0.01 |
| 84 | 84 in. x 15mm pipe | 1 | LF | $ | 0.01 |
| 85 | 84 in. x 16.5mm pipe | 1 | LF | $ | 0.01 |
| 86 | 84 in. x 18mm pipe | 1 | LF | $ | 0.01 |
| 87 | 84 in. x 19.5mm pipe | 1 | LF | $ | 0.01 |
| 88 | 84 in. x 21mm pipe | 1 | LF | $ | 0.01 |
| 89 | 84 in. x 22.5mm pipe | 1 | LF | $ | 0.01 |
| 90 | 84 in. x 24mm pipe | 1 | LF | $ | 633.54 |
| 91 | 30" Spray Liner | 1 | LF | $ | 158.06 |
| 92 | 36" Spray Liner | 1 | LF | $ | 210.46 |
| 93 | 42" Spray Liner | 1 | LF | $ | 250.00 |
| 94 | 48" Spray Liner | 1 | LF | $ | 267.64 |
| 95 | 54" Spray Liner | 1 | LF | $ | 295.00 |
| 96 | 60" Spray Liner | 1 | LF | $ | 395.00 |
| 97 | 60" Spray Liner | 1 | LF | $ | 425.00 |
| 98 | 66" Spray Liner | 1 | LF | $ | 460.00 |
| 99 | 72" Spray Liner | 1 | LF | $ | 480.00 |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 100 | 84" Spray Liner | 1 | LF | $ | 500.00 | 560 | $280,000.00 |
| 101 | 84" Spray Liner | 1 | LF | $ | 520.00 | | |
| 102 | 96" Spray Liner | 1 | LF | $ | 570.00 | | |
| 103 | 96" Spray Liner | 1 | LF | $ | 600.00 | | |
| 104 | Host Pipe Grouting | 1 | LF | $ | 155.00 | 910 | $141,050.00 |
| | | | | | | Total | $421,050.00 |

## Material Testing $10,000.00

Upon request, Nu-Pipe will procure lab testing, coordinate with the lab, provide samples, and relay test results of 3 separate sets of breaks taken on 3 separate days during construction (6 samples per set).

## Signed & Sealed Thickness Designs $3,500.00

Provide a third-party Professional Engineer licensed in the state of FL to sign and stamp/seal Nu-Pipe's manufacturer-approved thickness designs.

## Subtotal $434,550.00

## Payment & Performance Bonds @ 1.5% $6,518.25

Nu-Pipe will procure and provide P&P bonds at this rate. This is a pass-through charge exclusive of indirect costs, overhead, and profit.

## Total with Material Testing $441,068.25

# Northern Palm Beach County Improvement District

# Purchase Order

Purchase Order No. 26-731

**Vendor :1299**

**Nu-Pipe, LLC**

P.O. Box 160695
Altamonte Springs, FL 32716-0695
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 | 04/09/2026 |
| Required Date | 04/19/2026 |
| Prepared By | Kimberly A. Leser |
| Workflow ID | 07 |
| Status | Board 2 Documents |
| Description | Vista Parkway Roadway Outfall Culvert Rehabilitation |

Change Order 0

Project No

Invoice to follow Y

**Comments :** Construction Project is a Piggyback on a Lake County Contract with Nu-Pipe, LLC.Use the Unit 5A portion of the 2023 Multi-Unit Note proceeds for this expenditure.

| Qty | Unit Type | Fund | GL Acct | Item Description | Unit Price | Total |
|---|---|---|---|---|---|---|
| 1 | EA | 05A3 | 54613 | | 441,068.25 | 441,068.25 |

**Total : $441,068.25**

**Approval Information**

| | | |
|---|---|---|
| SUSAN P. SCHEFF | Board - Approved 441,068.25 | 04/10/2026 9:37 AM |
| CLIFFORD D. BEATTY | Executive Director - Approved 441,068.25 | 04/10/2026 9:10 AM |
| KATHLEEN E. ROUNDTREE | Finance Director - Approved 441,068.25 | 04/09/2026 4:50 PM |
| KATHLEEN E. ROUNDTREE | Budget Manager - Approved 441,068.25 | 04/09/2026 4:46 PM |
| Kimberly A. Leser | District Engineer - Approved 441,068.25 | 04/09/2026 3:34 PM |
| KENNITH R. ROUNDTREE | Department Manager - Approved 441,068.25 | 04/09/2026 2:48 PM |
| Kimberly A. Leser | Requester - Submitted 441,068.25 | 04/09/2026 10:42 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. 5-31-28.
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.

Approval In Process

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
Ellen T. Baker
L. Marc Cohn
Brian J. LaMotte
Gregory Block

**DATE:** April 22, 2026

**FROM:** Kathleen Maloney-Pollack, Technical Assistant

**THROUGH:** C. Danvers Beatty, P.E., Executive Director

**RE:** Unit of Development Nos. 9A/9B - Abacoa I and II
Consider First Amendment to Annual Service Contract and Change Order No. 7
Aquatic Vegetation Control, Inc.
Aquatic Weed Control, Preserve and Dry Detention Maintenance & Mowing

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## Background

At its September 2021 Board Meeting, Northern's Board awarded the Aquatic Weed Control, Preserve and Dry Detention Maintenance & Mowing contract for Unit Nos. 9A and 9B to Aquatic Vegetation Control, Inc.(AVC) for one year, renewable annually through September 30, 2025.

AVC has agreed to a First Amendment to their contract extending the term an additional one year with four additional one-year renewals. The remaining terms and conditions of the original contract are unchanged.

AVC is requesting approval of a price increase of 5% ($48,398.22) for the contract period 2026/2027 as detailed in Change Order No. 7. This amount will be added to the contracted price for future annual renewals.

## Fiscal Impact

This contract and change order are included in the proposed budget for fiscal year 2026/2027.

## Recommendation

Northern Staff recommends approval of the First Amendment to the Aquatic Vegetation Control contract to renew its annual contract for the period October 1, 2026 through September 30, 2027, approval of Change Order No. 7 to increase the contract by $48,398.22, and authorization of the execution of the First Amendment and change order form by the Board President.

**FIRST AMENDMENT TO AQUATIC WEED CONTROL, PRESERVE AND DRY DETENTION MAINTENANCE AND MOWING CONTRACT BETWEEN NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND AQUATIC VEGETATION CONTROL, INC. UNIT NOS. 9A AND 9B**

This First Amendment (the "First Amendment") shall be effective as of the 1st day of October 2026 (the "Effective Date") and is being entered into by and between **NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT** (the "Owner") and **AQUATIC VEGETATION CONTROL, INC.** (herein the "Contractor").

**WITNESSETH**

**WHEREAS,** the Owner and Contractor entered into a contract for the Maintenance of Natural Preserves and the Maintenance and Mowing of Dry Detention areas within Units of Development No. 9A and 9B effective on or about September 22, 2021, ("Services Contract"); and

**WHEREAS,** the Owner and Contractor intend by this First Amendment to supplement and extend the term and provisions of the Services Contract.

**NOW, THEREFORE,** for and in consideration of the mutual benefits to the respective parties hereto, the Owner and Contractor do hereby agree as follows:

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

(2) **Amended Term**. The term of the Services Contract is hereby extended through September 30, 2027, following which the Owner may at its sole discretion grant annual renewals of the Services Contract for up to four additional one (1) year terms. Each of such annual renewals shall start on October 1 and run through September 30 of the following year and be implemented by the Owner's provision of written notice to the Contractor at or about thirty (30) days prior to commencement of the renewal term.

(3) **Contract Price**. The current Contract Price shall continue through September 30, 2027. Thereafter, the Contract Price for each future annual renewal term shall be subject to an annual renegotiation which must be concluded on or before March 1st of each year (the "Re-negotiation Date"). The Contractor shall be responsible for initiating any re-negotiation of the Contract Price, with said negotiation to commence at or before sixty (60) days prior to the applicable Re-negotiation Date. The Contractor's failure to initiate a re-negotiation prior to the Re-negotiation Date shall result in continuation of the then current Contract Price during the upcoming renewal year term.

(4) **Reaffirmation**. Except as otherwise herein amended or supplemented, the terms and provisions of the Services Contract, including prior approved changes in the scope of services and prices, if any, shall continue in full force and effect.

(5) **Counterparts**. This First Amendment may be executed in one or more counterparts, all of which shall be considered as one and the same instrument.

(6) **Effective Date**. This First Amendment shall be effective as of the date it is executed by both of the parties hereto.

**IN WITNESS WHEREOF,** the Owner and Contractor have hereunto set their hands and official seals on the dates hereinafter set forth.

Executed by Owner this ____day of _____, 2026.

[DISTRICT SEAL]

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

ATTEST:

By: _____
Assistant Secretary

By: _____
Print: _____
Title: _____

Executed by Contractor this ____day of _____, 2026.

[SEAL]

AQUATIC VEGETATION CONTROL, INC.

By: _____
Print: _____
Title: _____

# CHANGE ORDER

No. 7

PROJECT: Aquatic Weed Control, Preserve & Dry Detention Maintenance & Mowing
Unit Nos. 9A/9B

DATE: 4/22/2026

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

CONTRACT FOR: Unit Nos. 9A/9B – Aquatic Weed Control, Preserve & Dry Detention Maintenance & Mowing

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

**Description:** A 5% increase in price applicable to the extension for FYE 9/30/2027. The contractor's request for a price increase is attached.

Contractor: Aquatic Vegetation Control, Inc.
1860 W 10th Street
Riviera Beach, FL 33404

**Purpose:** See description above

| CHANGE IN CONTRACT PRICE: | CHANGE IN CONTRACT TIME: |
|---|---|
| Original Contract Price<br>$ 598,685.00 | Original Contract Time<br>365 days<br>days or date |
| Previous Change Order No. 1 to No. 6<br>$ 369,279.30 | Net change from previous Change Order<br>0 days |
| Contract Price prior to this Change Order<br>$ 967,964.30 | Contract Time prior to this Change Order<br>365 days<br>days or date |
| Net Increase of this Change Order<br>$ 48,398.22 | Net Increase (decrease) of this Change Order<br>0 days |
| Contract Price with all approved Change Orders<br>$ 1,016,362.52 | Contract Time with all approved Change Orders<br>365 days |

APPROVED:

NPBCID
Matthew J. Boykin
President, Board of Supervisors

APPROVED:

Contractor

# Aquatic Vegetation Control, Inc.

**Environmental Management**

Riviera Beach, FL
Palm City, FL
Pembroke Pines, FL
Florida City, FL


February 9, 2026

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

RE: **Contract Extension and Increase Request for Aquatic Weed Control, Preserve and Dry Detention Maintenance & Mowing Units of Development 9A/9B**

Dear Luke,

AVC respectfully requests a one-year extension of the Aquatic Weed Control, Preserve and Dry Detention Maintenance & Mowing Units of Development 9A/9B Contract. In accordance with the terms of the agreement, we are also requesting approval of a 5% annual increase.

Since the last adjustment period, AVC has experienced continued cost escalation. Labor costs have increased approximately 5 – 7% since 2024/2025 and are expected to continue rising due to current labor market conditions and scheduled minimum wage increases. In addition, equipment costs have increased by approximately 23% and herbicide costs by approximately 4%.

AVC sincerely values our long-standing relationship with Northern Palm Beach County Improvement District and appreciates the opportunity to continue providing high-quality services. We look forward to working with you for the upcoming contract year.

Sincerely,

Sharon Gillenwalters
President


**1860 W 10th Street Riviera Beach, FL 33404 * Phone (561) 845-5525 * Fax (561) 845-5374**

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
Ellen T. Baker
L. Marc Cohn
Brian J. LaMotte
Gregory Block

**DATE:** April 22, 2026

**FROM:** Kathleen Maloney-Pollack, Technical Assistant

**THROUGH:** C. Danvers Beatty, P.E., Executive Director

**RE:** Unit of Development No. 16 – Palm Beach Park of Commerce
Consider Renewal of Annual Service Contract and Change Order No. 2
WGI, Inc.
Environmental Liaison

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## Background

On February 23, 2022, Northern's Board approved a Fourth Amendment to the Environmental Liaison contract for Unit No. 16 to WGI, Inc. for one year, allowing for four one-year extensions through September 30, 2027. This renewal request constitutes the fourth of four possible one-year extensions associated with the Fourth Amendment.

WGI is requesting a one-year renewal and approval of a price increase of approximately 45% ($11,260.00) for fiscal year 2026/2027, as detailed in Change Order No. 2. While the number of businesses in the Palm Beach Park of Commerce has nearly doubled, WGI has not requested an increase since fiscal year 2020/2021. This amount will be added to the contracted price for future annual renewals.

## Fiscal Impact

This contract amendment and change order will be included in the proposed budget for fiscal year 2026/2027.

## Recommendation

Northern Staff recommends renewal of the annual contract for the period October 1, 2026 through September 30, 2027, approval of Change Order No. 2 to WGI, Inc., increasing the contract by $11,260.00, and authorization of the execution of the extension amendment and change order forms by the Board President.

# CHANGE ORDER

No. 2

PROJECT: Environmental Liaison – Unit No. 16 DATE: 4/22/2026

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

CONTRACT FOR: Unit 16 - Environmental Liaison

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

**Description:** Increase in price and workload applicable to the extension for FYE 9/30/2027. The contractor's request for a price increase is attached.

Contractor: WGI, Inc.
2035 Vista Parkway
West Palm Beach, FL 33411

**Purpose:** See description above

| CHANGE IN CONTRACT PRICE: | CHANGE IN CONTRACT TIME: |
|---|---|
| Original Contract Price<br>$ 16,000.00 | Original Contract Time<br>365 days<br>days or date |
| Previous Change Order No. 1 to No. 1<br>$ 9,031.00 | Net change from previous Change Order<br>0 days |
| Contract Price prior to this Change Order<br>$ 25,031.00 | Contract Time prior to this Change Order<br>365 days<br>days or date |
| Net Increase of this Change Order<br>$ 11,260.00 | Net Increase (decrease) of this Change Order<br>0 days |
| Contract Price with all approved Change Orders<br>$ 36,291.00 | Contract Time with all approved Change Orders<br>365 days |

APPROVED:

NPBCID
Matthew J. Boykin
President, Board of Supervisors

APPROVED:

Contractor

November 7, 2025

Ms. Vicki Loeb
Northern Palm Beach County Improvement District
359 Hiatt Drive
Palm Beach Gardens, FL 33418

**Re: Environmental Liaison Contract, Unit #16**

Dear Vicki,

It has been WGI's pleasure to serve as Northern Palm Beach County Improvement District's (NPBCID) Environmental Liaison to the Palm Beach Park of Commerce (Unit #16) since 2007. In that eighteen-year time period, we have seen the number of businesses in the Park nearly double from 36 to the current number of 88. While the continued growth of the Park is welcome, it has resulted in a large increase in our workload. WGI requested and received a similar adjustment to our fees in 2019. But now as a result of the expanded workload and inflationary costs, WGI respectfully requests an update to our contract rates starting with FY2026. This request is in accordance with section 4 (Contract Price) of the "Third Amendment to Environmental Liaison Services Contract Between NPBCID and WGI, Inc." that states any re-negotiation of the contract price shall be initiated 60 days prior to the Renegotiation Date of March 1st.

WGI's existing and proposed Contract Price rates are the following:

| Task | Current Rate | Adjustment for Inflation* | Adjustment for Workload** | Proposed Rate |
|---|---|---|---|---|
| Task 1 – Monitor Development in the Park | $6,220 | +$1,680 | +$1,300 | $9,200 |
| Task 2 – Maintain Monitoring Program | $4,010 | +$1,080 | +$900 | $5,990 |
| Task 3 – Prepare and Submit Annual Report | $10,188 | +$2,750 | +$2,300 | $15,238 |
| Task 4 – Provide Environmental Safety Guidelines | $1,845 | +$500 | +$0 | $2,345 |
| Task 5 – Immediately Report Violations | $2,768 | +$750 | +$0 | $3,518 |
| Total | $25,031 | | | $36,291 |

*According to information from the U.S. Bureau of Labor Statistics, the cumulative inflation of the US Dollar since 2019 is 27%.
**Adjustment for number of businesses increasing from 69 to 88.

As depicted in the table, WGI proposes a new total contract amount of $36,291 per year which would account for inflation over the last 7-year period plus the increased workload due to growth within the Park. The growth of the park has included many additional larger corporate tenants that WGI has found requires additional coordination effort to schedule inspections. The Park has seen a 22% increase in businesses since 2021. Overall, WGI is requesting an 18% adjustment for workload as we recognize some efficiencies in scale.

Please accept this offer as our initiation of re-negotiation of our contract for FY2026. We believe these are fair and justified rates based on our previous performance and experience with the contracted services. We anticipate these rates will be valid for the next several years; if the number of facilities in the park substantially increases or decreases in the future, we are open to adjusting the rates so they are fair and equitable to both WGI and NPBCID. If you have any questions or comments, please feel free to contact me.

Sincerely,

John Abbott, P.G.
Principal Environmental Scientist

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
Ellen T. Baker
L. Marc Cohn
Brian J. LaMotte
Gregory Block

**DATE:** April 22, 2026

**FROM:** Kathleen Maloney-Pollack, Technical Assistant

**THROUGH:** C. Danvers Beatty, P.E., Executive Director

**RE:** Unit of Development No. 18 – Ibis Golf & Country Club
Consider Third Amendment to Annual Service Contract and Change Order No. 18
Aquatic Vegetation Control, Inc.
Aquatic Weed Control and Marsh Maintenance

---

## Background

On May 26, 2021, Northern's Board approved a Second Amendment to the Aquatic Weed Control & Marsh Maintenance contract for Unit No. 18, Ibis Golf & Country Club, to Aquatic Vegetation Control, Inc. (AVC) for one year, allowing for four one-year extensions through September 30, 2026.

AVC has agreed to a Third Amendment to their contract extending the term an additional one year with four additional one-year renewals. The remaining terms and conditions of the original contract are unchanged.

AVC is requesting approval of a price increase of 5% ($42,461.64) for fiscal year 2026/2027, as detailed in Change Order No. 18. This amount will be added to the contracted price for future annual renewals.

Ibis has a unique water management system with a number of idiosyncrasies that create challenges in aquatic weed control and marsh maintenance. AVC has complied with the lakes and marshes maintenance specifications consistently in Ibis.

## Fiscal Impact

This contract and change order will be included in the proposed budget for fiscal year 2026/2027.

## Recommendation

Northern Staff recommends approval of the Third Amendment to the Contract with Aquatic Vegetation Control, Inc., approval of Change Order No. 18 which increases the contract by $42,461.64, and authorization of the execution of the Third Amendment and change order form by the Board President.

**THIRD AMENDMENT TO AQUATIC WEED CONTROL AND MARSH MAINTENANCE CONTRACT BETWEEN NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND AQUATIC VEGETATION CONTROL, INC. UNIT NO. 18**

This Third Amendment (the "Third Amendment") shall be effective as of the 1st day of October 2026 (the "Effective Date") and is being entered into by and between **NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT** (the "Owner") and **AQUATIC VEGETATION CONTROL, INC.** (herein the "Contractor").

**WITNESSETH**

**WHEREAS,** the Owner and Contractor entered into a contract for Aquatic Weed Control and Marsh Maintenance within Unit of Development No. 18 effective on or about August 1, 2013, as thereafter amended in 2016 and 2021 (together the "Services Contract"); and

**WHEREAS,** the Owner and Contractor intend by this Third Amendment to supplement and extend the term and provisions of the Services Contract.

**NOW, THEREFORE,** for and in consideration of the mutual benefits to the respective parties hereto, the Owner and Contractor do hereby agree as follows:

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

(2) **Amended Term**. The term of the Services Contract is hereby extended through September 30, 2027, following which the Owner may at its sole discretion grant annual renewals of the Services Contract for up to four additional one (1) year terms. Each of such annual renewals shall start on October 1 and run through September 30 of the following year and be implemented by the Owner's provision of written notice to the Contractor at or about thirty (30) days prior to commencement of the renewal term.

(3) **E-Verify.** Contractor is registered with E-Verify pursuant to Section 448.095, Florida Statues.

(4) **Contract price**. The current Contract Price shall continue through September 30, 2027. Thereafter, the Contract Price for each future annual renewal term shall be subject to an annual renegotiation which must be concluded on or before March 1st of each year (the "Re-negotiation Date"). The Contractor shall be responsible for initiating any re-negotiation of the Contract Price, with said negotiation to commence at or before sixty (60) days prior to the applicable Re-negotiation Date. The Contractor's failure to initiate a re-negotiation prior to the Re-negotiation Date shall result in continuation of the then current Contract Price during the upcoming renewal year term.

(5) **Reaffirmation**. Except as otherwise herein amended or supplemented, the terms and provisions of the Services Contract, including prior approved changes in the scope of services and prices, if any, shall continue in full force and effect.

(6) **Counterparts**. This Third Amendment may be executed in one or more counterparts, all of which shall be considered as one and the same instrument.

(7) **Effective Date**. This Third Amendment shall be effective as of the date it is executed by both of the parties hereto.

**IN WITNESS WHEREOF,** the Owner and Contractor have hereunto set their hands and official seals on the dates hereinafter set forth.

Executed by Owner this ____day of _____, 2026.

[DISTRICT SEAL]

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

ATTEST:

By: _____
Assistant Secretary

By: _____
Print: _____
Title: _____

Executed by Contractor this ____day of _____, 2026.

[SEAL]

AQUATIC VEGETATION CONTROL, INC.

By: _____
Print: _____
Title: _____

# CHANGE ORDER

No. 18

PROJECT: Aquatic Weed Control and Marsh Maintenance – Unit No. 18 DATE: 4/22/2026

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

CONTRACT FOR: Unit No. 18 – Aquatic Weed Control and Marsh Maintenance

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

**Description:** A 5% increase in price applicable to the extension for FYE 9/30/2027. The contractor's request for a price increase is attached.

Contractor: Aquatic Vegetation Control, Inc.
1860 W 10th Street
Riviera Beach, FL 33404

**Purpose:** See description above

| CHANGE IN CONTRACT PRICE: | CHANGE IN CONTRACT TIME: |
|---|---|
| Original Contract Price<br>$ 301,003.08 | Original Contract Time<br>365 days<br>days or date |
| Previous Change Order No. 1 to No. 17<br>$ 548,229.70 | Net change from previous Change Order<br>0 days |
| Contract Price prior to this Change Order<br>$ 849,232.78 | Contract Time prior to this Change Order<br>365 days<br>days or date |
| Net Increase of this Change Order<br>$ 42,461.64 | Net Increase (decrease) of this Change Order<br>0 days |
| Contract Price with all approved Change Orders<br>$ 891,694.42 | Contract Time with all approved Change Orders<br>365 days |

APPROVED:

NPBCID
Matthew J. Boykin
President, Board of Supervisors

APPROVED:

Contractor

# Aquatic Vegetation Control, Inc.

**Environmental Management**

Riviera Beach, FL
Palm City, FL
Pembroke Pines, FL
Florida City, FL


February 9, 2026

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

RE: **Contract Extension and Increase Request Unit 18 Ibis**

Dear Luke,

AVC respectfully requests a one-year extension of the Unit 18 Ibis Contract. In accordance with the terms of the agreement, we are also requesting approval of a 5% annual increase.

Since the last adjustment period, AVC has experienced continued cost escalation. Labor costs have increased approximately 5 – 7% since 2024/2025 and are expected to continue rising due to current labor market conditions and scheduled minimum wage increases. In addition, equipment costs have increased by approximately 23% and herbicide costs by approximately 4%.

AVC sincerely values our long-standing relationship with Northern Palm Beach County Improvement District and appreciates the opportunity to continue providing high-quality services. We look forward to working with you for the upcoming contract year.

Sincerely,

Sharon Gillenwalters
President


**1860 W 10th Street Riviera Beach, FL 33404 * Phone (561) 845-5525 * Fax (561) 845-5374**

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
Ellen T. Baker
L. Marc Cohn
Brian J. LaMotte
Gregory Block

**DATE:** April 22, 2026

**FROM:** Kimberly A. Leser, P.E., District Engineer

**THROUGH:** C. Danvers Beatty, P.E., Executive Director

**RE:** Unit of Development No. 54 – Artistry Lakes
Consider Design and Permitting Funding Agreement

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**Background**

In November 2024, the Board of Supervisors entered into a Developer's Agreement with KH Artistry Lakes, LLC to begin development of Unit of Development No. 54, Artistry Lakes. Artistry Lakes is located to the east of Unit of Development No. 53, Arden. The Developer has begun design and site planning for the development. The proposed Design and Permitting Funding Agreement will allow the Developer to fund the project engineering services associated with the design, permitting, bidding and construction phase services for certain public improvement elements included in the Plan of Improvements (POI) prior to completion of the formal adoption process. In accordance with the Agreement, the Developer will provide cash payment or Irrevocable Letter of Credit for the funding of these services. The Funding Agreement also allows for reimbursement to the Developer, to the extent District Financing is obtained by Northern for such costs that the Developer has advanced to Northern pursuant to this Agreement, for the Specified Improvements.

Unit 54 consists of approximately 579 residential homes. The POI for Unit 54 was approved by Northern's Board of Supervisors at the August 27, 2025 Board Meeting. Subsequent to the approval, the property has been annexed by the Village of Wellington and several modifications have been made to the POI.

The Landowner has contracted directly with the Project Engineer, Simmons & White, Inc. to design and permit both Phase 1A and 1B. Construction of the Phase 1A infrastructure is being funded by the Developer separately. This Funding Agreement pertains to the bid and construction phase services of Phase 1B and Project Engineering design services for future phases of the Artistry Lakes development. A separate Funding Agreement has been prepared for the construction costs of the Phase 1B infrastructure.

The proposed project engineering services associated with this Design and Permitting Funding Agreement will be derived by the issuance of individual Purchase Orders as services are required.

**Fiscal Impact**

The Design and Permitting Funding Agreement states that the Landowner shall provide either a cash advance or an Irrevocable Letter of Credit to Northern for 125% of the cost for design and 100% of the permit fee cost for each Purchase Order issued.

**Recommendation**

Northern Staff, General Counsel and the District Engineer recommend the Board approve the Design and Permitting Funding Agreement with KH Artistry Lakes, LLC.

**FUNDING AGREEMENT BETWEEN**
**NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT**
**AND**
**KH ARTISTRY LAKES LLC**
**FOR**
**UNIT OF DEVELOPMENT NO. 54**
**DESIGN AND PERMITTING COSTS**

This Agreement (the "Agreement") shall be effective as of the _____ day of _____, 2026 (the "Effective Date") and is being entered into by and between Northern Palm Beach County Improvement District, an independent special district of the State of Florida, located at 359 Hiatt Drive, Palm Beach Gardens, Florida 33418, (hereinafter referred to as "Northern"), and KH ARTISTRY LAKES LLC, a Florida limited liability company, located at 105 NE 1st Street, Delray Beach, Florida 33444 (hereinafter referred to as the "Landowner").

W I T N E S S E T H:

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

WHEREAS, Northern previously created its Unit of Development No. 54 (the "Unit") and is willing to assist with the design and permitting of certain public infrastructure improvements (the "Improvements") that are generally described in the Unit's proposed, but still pending Plan of Improvements; and

WHEREAS, the current landowner (the "Landowner") of the real property located within the Unit has requested that Northern assist with the design, re-design and permitting of Improvements in accordance with and pursuant to the provisions of this Agreement and the Developer's Agreement; and

WHEREAS, in order for Northern to assist the Landowner with the design, re-design and permitting of an Improvement, the Landowner will need to provide financial security or funding for all of Northern's cost and expenses related to said activities; and

WHEREAS, the Landowner acknowledges that in order for Northern to assist with the design, re-design and permitting of an Improvement, the Landowner will be obligated to provide financial security or funding for Northern's "Cost of Design," as hereinafter defined.

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

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

**SECTION 2. DEFINITIONS**.

(A) Cost of Design. The phrase "Cost of Design" shall mean any and all costs and expenses of whatsoever nature as may be required for, derive from or arise out of Northern's provision of

assistance with the design, re-design and permitting of a specified Improvement, including by way of example but not limitation: administrative, legal, engineering, surveying and other professionals or consultants fees, costs and expenses; advertisement and publication costs; photocopy, telecopy, computer and telephone costs and expenses; governmental entity or agency applications and permit fees; any associated legal fees and litigation costs, including appellate and/or mediation and penalties or fines.

(B) Developer's Agreement. The phrase "Developer's Agreement" shall mean the November 20, 2024 Developer's Agreement between Northern and the current Landowner or its predecessor, as may be amended or supplemented.

(C) Improvements. The Improvements which are the subject of this Agreement shall mean any one or more of those public infrastructure works and facilities that Northern has been asked to address or provide in the proposed, but currently pending, Unit of Development No. 54 Plan of Improvements.

(D) Purchase Order. The phrase "Purchase Order" shall mean that instrument that may be issued by Northern pursuant to its Purchase Order Policy as contained in Section V of the Northern Engineering Standards Manual for the engagement of such professionals as are deemed necessary by Northern for the purpose of providing assistance with the Landowner requested design, re-design and permitting of specified Improvements.

**SECTION 3. NORTHERN PROCEDURE.** Provided the Landowner complies with the conditions and provisions of this Agreement and the Developer's Agreement, then Northern agrees as follows:

(A) Design and Permitting. Following receipt of a written request from the Landowner on certain specified Improvements and its decision to provide the requested service, Northern will commence with the design, re-design and permitting of an Improvement through the engagement of professionals pursuant to Purchase Orders that will be issued by Northern but not commenced pending: (i) receipt of Landowner funding for such activity pursuant to following Section 4 and (ii) the subsequent issuance by Northern of a written Notice to Proceed.

(B) Professional Services. In addition to professionals engaged through a Purchase Order, to provide such reasonable administrative, General Counsel and District Engineer services as it determines are necessary and appropriate in order to assist with a Landowner requested design, re-design and permitting of the specified Improvements.

(C) Financing. All Cost of Design payments shall be conditional upon and subject to the Landowner's provision to Northern, in a prompt and timely manner, of full and complete funding pursuant to Section 4 of this Agreement.

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

(E) Accountings. Upon receipt of a written request, to provide an itemization to the Landowner of all expenditures by Northern for its provisions of design, re-design or permitting of an Improvement and if specifically requested, copies of invoices and backup for such payments.

(F) Reimbursement. Provided the Landowner has paid the Unit No. 54 non-ad valorem assessments, if any, that Northern has levied upon the real property within the Unit that is owned by the Landowner, then in accordance with the terms and provisions of this Agreement and that of the Developer's Agreement, Northern does hereby agree that to the extent District Financing, as defined in the Developer's Agreement, is obtained by Northern that allows for the reimbursement of the funding previously received by Northern pursuant to this Agreement of the Cost of Design and permitting for the Improvements, Northern shall, to the extent legally permissible, reimburse the Landowner for such Cost of Design that the Landowner has advanced to Northern pursuant to this Agreement for the herein Specified Improvements.

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

(A) Financing. The Landowner shall pay for Northern's provision of design, re-design and permitting services and associated Cost of Design in accordance with the following:

(1) The Landowner shall be required to: (a) advance to Northern 125% of each Purchase Order amount for provision of the therein identified professional services and 100% of the estimated permit fees associated with said requested professional services. Said funds are to be held by Northern and while they may be comingled with other Northern funds, the advanced funds must be accounted for separately and, together with any interest therein, used by Northern solely for the payment of Cost of Design, or in the alternative (b) provide an irrevocable standby letter of credit from a financial institution with a Weiss rating of no less than a "B-1" and an expiration date of no less than twelve (12) months from the day of issuance of said letter of credit. The form and substance of the letter of credit must be acceptable to Northern and generally in accordance with the format contained in attached Exhibit "A", which irrevocable standby letter of credit shall be in the same amount as would otherwise have to be advanced funded pursuant to the immediately subparagraph (a).

(2) Additional Funding. If the Cost of Design for Northern's provision of design, re-design and permitting services exceeds Northern's initial Purchase Order amount for same, then in such event the previously advanced funds or Irrevocable Standby Letter of Credit provided to Northern shall be increased to equal 125% of the increased Cost of Design for the design and re-design services and 100% of the permit fees within ten (10) business days following the Landowner's receipt of a written invoice or request from Northern for such additional funds or increase in the Irrevocable Standby Letter of Credit amount. If not received by Northern within said time period, then Northern, at its sole discretion and without further notice, may thereupon cease the provision of its services under this Agreement without penalty.

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

(4) Responsibility for Design and Permitting Costs. Regardless of any language herein to the contrary, it is expressly understood and agreed that the Landowner is solely responsible

for the payment of all Cost of Design. Therefore, if for any reason the advanced funds or the amount of an Irrevocable Standby Letter of Credit is insufficient for Northern to pay said Cost of Design, the Landowner shall be obligated to deliver payment to Northern of such underfunded, unpaid or unsecured portion of the Cost of Design on or before ten (10) business days following the dated date of a written invoice or request from Northern for such payment.

(B) Indemnification. The Landowner does hereby indemnify and hold Northern harmless of and from any and all loss or liability that Northern may sustain by reason of its provision of assistance with the design, re-design and permitting of a specified Improvement. Said indemnification and hold harmless shall include but not be limited to: (i) all of the costs and expenses for Northern's provision of the requested design, re-design and permitting services, including Cost of Design (ii) all direct, indirect, economic or consequential costs and damages (provided there is a proximate cause relationship), (iii) any fines and/or penalties and (iv) any and all injuries or damages sustained by persons or property, including reasonable attorney's fees and costs (including appellate or mediation) that may be incurred or sustained by Northern that relate to the design, re-design and permitting of an Improvement, but excluding any such loss or liability incurred or sustained that is a direct and proximate result of the gross negligence by Northern.

**SECTION 5. TERM OF AGREEMENT.** Unless otherwise terminated as herein provided, this Agreement shall continue in full force and effect for a period of three (3) years from its Effective Date.

**SECTION 6. MISCELLANEOUS PROVISIONS.**

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

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

**As to LANDOWNER:**
Name: KH ARTISTRY LAKES LLC
Address: 105 NE 1st Street,
Delray Beach, Florida 33444
Attn: Brian Grove, Vice President – Palm Beach
Telephone: (561) 404-1782
Fax: (561) 267-7294
Email: bgrove@kolterhomes.com

with a courtesy copy to: Gunster, Yoakley & Stewart, P.A.
777 South Flagler Drive, Suite 500 East
West Palm Beach, FL 33401
Attn: John K. "Jack" Rice, Esq.
Telephone: (561) 655-1980
Fax: (561) 655-5677

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

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

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

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

(E) Severability. If any part of this Agreement is contrary to, prohibited by or deemed invalid under applicable law or regulation, such provision shall be inapplicable and deemed omitted to the extent so contrary, prohibited or invalid, but the remainder hereof shall not be invalidated thereby and shall be given full force and effect so far as possible.

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

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

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

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

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

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

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

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

EXECUTED by NORTHERN this _____ day of _____, 2026.

[DISTRICT SEAL]

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

ATTEST:

_____
Assistant Secretary

By: _____
President, Board of Supervisors

EXECUTED by LANDOWNER this _____ day of _____, 2026.

KH ARTISTRY LAKES, LLC

By: _____

Print: _____

Title: _____

# Exhibit "A"

IRREVOCABLE STANDBY LETTER OF CREDIT NO._____.

ISSUE DATE:

EXPIRATION DATE:

BENEFICIARY

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

APPLICANT

ISSUING BANK

AMOUNT: $

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

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

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

WE HEREBY AGREE THAT EACH DRAFT DRAWN AND PRESENTED IN COMPLIANCE WITH THE TERMS OF THIS IRREVOCABLE STANDBY LETTER OF CREDIT WILL BE DULY HONORED BY US IF PRESENTED TO US AT OUR OFFICE LOCATED AT:
ADDRESS: _____
ATTENTION: _____
DURING REGULAR BUSINESS HOURS ON ANY DATE OR DATES ON OR BEFORE THE EXPIRATION DATE WITH THE CUTOFF TIME FOR PRESENTATION OF DRAFTS ON SAID EXPIRATION DATE TO BE 3:00 P.M. EASTERN STANDARD TIME.

PAGE TWO OF IRREVOCABLE STANDBY LETTER OF CREDIT NO. _____.

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

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

(NAME OF ISSUING BANK)

By: _____
SIGNATURE

PRINT NAME

TITLE

ANNEX "A"

RE: (*name of bank*) Irrevocable Standby Letter of Credit No. _____.

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

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

NORTHERN PALM BEACH COUNTY
IMPROVEMENT DISTRICT

BY: _____
*Signature*

_____ {DISTRICT SEAL}
*Print Name*

_____
*Title*

END OF ANNEX "A"

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

# EXECUTIVE SUMMARY

**TO:** Matthew J. Boykin
Ellen T. Baker
L. Marc Cohn
Brian J. LaMotte
Gregory Block

**DATE:** April 22, 2026

**FROM:** Kimberly A. Leser, P.E., District Engineer

**THROUGH:** C. Danvers Beatty, P.E., Executive Director

**RE:** Unit of Development No. 54 – Artistry Lakes
Consider Funding Agreement No. 1
Artistry Lakes Phase 1B Improvement Project

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**Background**

Unit of Development No. 54 (Unit 54) was formed and its jurisdictional boundaries established under resolutions adopted by the Board of Supervisors of the Northern Palm Beach County Improvement District on July 24, 2024 and August 28, 2024. KH Artistry Lakes, LLC, the "Landowner", has requested that a Plan of Improvements (POI) be completed for the purpose of developing a residential community based on the Master Plan for the Artistry Lakes Planned Unit Development (PUD) approved by the Village of Wellington by Resolution R2026-02 on March 10, 2026.

At KH Artistry Lake's request, Simmons and White, Inc. was designated as the Project Engineer for Unit 54, Artistry Lakes at the February 2024 Board Meeting. KH Artistry Lakes, LLC contracted with Simmons and White to complete design and permitting of Artistry Lakes Phases 1A and 1B in advance of adoption of the POI. Phase 1A is currently under construction and those Phase 1A Public Improvements included in the POI are being funded directly by KH Artistry and will be donated to Northern or another designated governmental entity/utility at project completion. The design and permitting of Artistry Lakes Phase 1B is complete and KH Artistry has requested Northern publicly bid the POI work. The proposed Funding Agreement will allow the Developer to fund the construction of the elements included in the POI prior to completion of the POI adoption process.

Simmons and White provided a cost estimate for the Phase 1B Public Improvements of $10,005,761.20. Funding in the amount of $12,507,201.50, which represents 125% of the Public Improvements cost estimate, will be provided by the Landowner in accordance with Funding Agreement No. 1.

The Funding Agreement contains a provision that Northern, to the extent eligible District Financing is obtained by Northern, may reimburse funds advanced and received by Northern pursuant to the Funding Agreement for the Specified Improvements.

The Engineer's estimate for the Private Improvements and a separate Funding Agreement will be required if Private Improvements are to be included with the Public Bid Project.

**Fiscal Impact**

The Funding Agreement states that the Landowner shall provide either a cash advance or an irrevocable Letter of Credit to Northern for $12,507,201.50 which represents 125% of the cost of construction of the Phase 1B Public Improvements.

**Recommendation**

Northern Staff recommends Board approval of Funding Agreement No. 1 in the amount of $12,507,201.50.

**FUNDING AGREEMENT NO. 1 FOR CONSTRUCTION OF PUBLIC INFRASTRUCTURE IMPROVEMENTS BY AND BETWEEN NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND KH ARTISTRY LAKES LLC FOR UNIT OF DEVELOPMENT NO. 54**

This Agreement (the "Agreement") shall be effective as of the ____ day of _____, 2026 (the "Effective Date") and is being entered into by and between NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, an independent special district of the State of Florida, located at 359 Hiatt Drive, Palm Beach Gardens, Florida 33418, (hereinafter referred to as "Northern"), and KH ARTISTRY LAKES LLC, a Florida limited liability company, located at 105 NE 1st Street, Delray Beach, Florida 33444 (hereinafter referred to as the "Landowner").

W I T N E S S E T H:

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

WHEREAS, Northern previously created its Unit of Development No. 54 (the "Unit") and is willing to commence the implementation and construction of certain hereinafter identified public infrastructure improvements on behalf of said Unit; and

WHEREAS, the current landowner (the "Landowner") of the real property located within the Unit has requested that Northern assist with the design, re-design and permitting of Improvements in accordance with and pursuant to the provisions of this Agreement and the Developer's Agreement; and

WHEREAS, as of the date hereof, Northern has or is in the process of adopting a Plan of Improvements (the "Plan of Improvements") for the Unit describing, inter alia, all of the public infrastructure improvements (collectively, the "Public Improvements") to be constructed by Northern for the Unit; and

WHEREAS, the Landowner acknowledges that in order for Northern to construct those hereinafter identified Public Improvements, which are the subject of this Agreement (hereinafter referred to as the "Specified Improvements"), the Landowner shall be obligated to provide financial security or funding for the "Cost of Construction" (as hereinafter defined) of the Specified Improvements.

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

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

**SECTION 2. DEFINITIONS**.

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

(B) Developer's Agreement. The term "*Developer's Agreement*" shall mean that particular Agreement dated November 20, 2024, as may be amended from time to time, which was previously entered into by Northern and the current Landowner or its predecessor.

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

(D) Specified Improvements. The term "*Specified Improvements*" shall mean those Public Improvements that are generally described in attached Exhibit "A".

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

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

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

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

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

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

(F) Reimbursement. Provided the Landowner has paid the Unit No. 54 non-ad valorem assessments, if any, that Northern has levied upon the real property within the Unit that is owned by the Landowner, then in accordance with the terms and provisions of this Agreement and that of the Landowner's Agreement, Northern does hereby agree that to the extent District Financing, as defined in the Landowners Agreement, is obtained by Northern that allows for the reimbursement of the funding previously received by Northern pursuant to this Agreement of the Cost of Construction for the herein Specified Improvements, Northern shall, to the extent legally permissible, reimburse the Landowner for such Cost of Construction that the Landowner has advanced to Northern pursuant to this Agreement for construction of the herein Specified Improvements.

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

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

(i) Funding Landowner may either: (a) advance to Northern at or before the Effective Date of this Agreement, the sum of $12,507,201.50 which sum represents 125% of the design engineer's current estimate of the Cost of Construction of the Specified Improvements and shall be held by Northern in an advanced Cost of Construction payment account (which may be commingled with other Northern funds but accounted for separately), and, together with any interest accumulated thereon, used by Northern for the payment of the Cost of Construction of the Specified Improvements or, (b) provide an Irrevocable Standby Letter of Credit from a financial institution having a Weiss rating of no less than a "B-" and an expiration date of no less than twelve (12) months from date of issue, in form acceptable to Northern and as generally described in attached Exhibit "B", which Irrevocable Standby Letter of Credit shall be in the sum of $12,507,201.50 as security for the Cost of Construction of the Specified Improvements and equal to 125% of the design engineer's current estimate of the Cost of Construction of the Specified Improvements.

(ii) Additional Funding. If the selected bid(s), as reasonably determined by Northern, for the construction of the Specified Improvements exceed(s) the design engineer's estimated Cost of Construction, then in that event the advanced funds or Irrevocable Standby Letter of Credit previously provided to Northern shall be increased to equal 125% of the selected bid(s) and paid/delivered by the Landowner to Northern within ten (10) business days following the Landowner's receipt of a written invoice or request from Northern for such additional funds or increase in the Irrevocable Standby Letter of Credit amount. If not received by Northern within said time period, then Northern may, at its sole discretion and without further notice, proceed with the award of a contract for the construction of the Specified Improvements, extend the award of the bid, or reject all bids. If the selected bid(s) is/are in an

amount less than 100% of the design engineer's estimated Cost of Construction of the Specified Improvements, then to the extent funds were advanced to Northern in excess of 125% of such amount for said Specified Improvement(s), said excess funds shall be refunded by Northern to the party providing same or if secured by means of an Irrevocable Standby Letter of Credit, then Northern will agree to a reduction in the amount of said Irrevocable Standby Letter of Credit, all of which shall occur within approximately thirty (30) days following such determination by Northern.

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

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

(B) Indemnification. The Landowner does hereby indemnify and hold Northern harmless of and from any and all loss or liability that Northern may sustain by reason of its design, implementation and construction of the Specified Improvements, with said indemnification and hold harmless to include but not be limited to: (i) all Cost of Construction, (ii) direct costs or damages, (iii) indirect or consequential costs and damages (provided there is a proximate cause relationship), (iv) fines and/or penalties and (v) any and all injuries or damages sustained by persons or property, including reasonable attorney's fees and costs (including appellate or mediation) that may be incurred or sustained by Northern that relate to the design, implementation and construction of the Specified Improvement(s), but excluding any such loss or liability incurred or sustained that is a direct and proximate result of the gross negligence of Northern. This indemnification shall not apply to any costs associated with the operation or maintenance of the Specified Improvements, which shall be allocated in accordance with the approved Plan of Improvements, and not this provision.

**SECTION 5. TERM OF AGREEMENT.** Unless otherwise terminated as herein provided, this Agreement shall continue in full force and effect for a period of thirty-six (36) months from the Agreement's Effective Date.

**SECTION 6. MISCELLANEOUS PROVISIONS.**

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

following addresses:

| | |
|---|---|
| **As to NORTHERN:** | Northern Palm Beach County Improvement District<br>359 Hiatt Drive<br>Palm Beach Gardens, Florida 33418-7106<br>Attn: Executive Director<br>Telephone: (561) 624-7830<br>Fax: (561) 624-7839<br>Email: danvers@npbcid.org |
| **As to LANDOWNER:** | KH Artistry Lakes, LLC<br>105 NE 1st Street<br>Delray Beach, FL 33444<br>Attn: Brian Grov, Vice President – Palm Beach<br>Telephone: (561) 404-1782<br>Fax: (561) 267-7294<br>Email: bgrove@kolterhomes.com |
| with a courtesy copy to: | Gunster, Yoakley & Stewart, P.A.<br>777 South Flagler Drive, Suite 500 East<br>Attn: John K. "Jack" Rice, Esq.<br>Telephone: (561) 655-1980<br>Fax: (561) 655-5677<br>Email: jrice@gunster.com |

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

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

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

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

(E) Severability. If any part of this Agreement is contrary to, prohibited by or deemed invalid under applicable law or regulation, such provision shall be inapplicable and deemed omitted to the extent so contrary, prohibited or invalid, but the remainder hereof shall not be invalidated thereby and shall be given full force and effect so far as possible.

(F) Governing Law and Venue. This Agreement and all transactions contemplated by this Agreement shall be governed by, and construed and enforced in accordance with, the laws of the State of Florida without regard to any contrary conflicts of laws principle. Venue of all proceedings in

connection herewith shall be exclusively in the Fifteenth Judicial Circuit in and for Palm Beach County, Florida, and each party hereby waives whatever their respective rights may have been in the selection of venue.

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

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

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

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

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

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

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

EXECUTED by NORTHERN this _____ day of _____, 2026.

[DISTRICT SEAL]

NORTHERN PALM BEACH COUNTY
IMPROVEMENT DISTRICT

ATTEST:

_____
Assistant Secretary

By: _____
President, Board of Supervisors

EXECUTED by LANDOWNER this _____ day of _____, 2026.

KH ARTISTRY LAKES LLC

By: _____

Print: _____

Title: _____

# Exhibit "A"

## DESCRIPTION OF SPECIFIED IMPROVEMENTS

1. Phase 1B Water, Sewer and Force main Improvements. (Excluding lift stations)
2. Phase 1B Lake Excavation for the north half of WMT 2 and full excavation of WMTs 3, 4, 5, 6, 7 & 8 along with interconnect piping and littoral planting
3. All Offsite Roadway Improvements including traffic signal on Southern Boulevard
4. Public Onsite Roadway Improvements
5. 0.81 Ac On-site Roadway Landscape Buffer

# Exhibit "B"

IRREVOCABLE STANDBY LETTER OF CREDIT NO._____.

ISSUE DATE:

EXPIRATION DATE:

BENEFICIARY

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

APPLICANT

ISSUING BANK

AMOUNT:$

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

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

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

WE HEREBY AGREE THAT EACH DRAFT DRAWN AND PRESENTED IN COMPLIANCE WITH THE TERMS OF THIS IRREVOCABLE STANDBY LETTER OF CREDIT WILL BE DULY HONORED BY US IF PRESENTED TO US AT OUR OFFICE LOCATED AT:
ADDRESS: _____
ATTENTION: _____
DURING REGULAR BUSINESS HOURS ON ANY DATE OR DATES ON OR BEFORE THE EXPIRATION DATE WITH THE CUTOFF TIME FOR PRESENTATION OF DRAFTS ON SAID EXPIRATION DATE TO BE 3:00 P.M. EASTERN STANDARD TIME.

PAGE TWO OF IRREVOCABLE STANDBY LETTER OF CREDIT NO. _____.

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

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

(NAME OF ISSUING BANK)

By: _____
SIGNATURE

PRINT NAME

TITLE

PAGE THREE OF IRREVOCABLE STANDBY LETTER OF CREDIT NO. _____.

ANNEX "A"

RE: (*name of bank*) Irrevocable Standby Letter of Credit No. _____.

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

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

NORTHERN PALM BEACH COUNTY
IMPROVEMENT DISTRICT

BY: _____
*Signature*

_____ {DISTRICT SEAL}
*Print Name*

_____
*Title*

END OF ANNEX "A"

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

# EXECUTIVE SUMMARY

**TO:** Matthew J. Boykin
Ellen T. Baker
L. Marc Cohn
Brian J. LaMotte
Gregory Block

**DATE:** April 22, 2026

**FROM:** Kathleen Maloney-Pollack, Technical Assistant

**THROUGH:** C. Danvers Beatty, P.E., Executive Director

**RE:** Consider Fourth Amendment to Annual Service Contract
Image Janitorial Services, Inc.
Janitorial Services

---

## Background

In 2007, Northern advertised the janitorial services for the Administration Building for bids. The bids for these services came in below the $25,000 Board approval threshold but were considered by the Board anyway. At that time, Image Janitorial Services, Inc. (Image) was awarded an annual contract for one year with four additional one-year extensions.

In 2011, 2016 and 2021, the First, Second and Third Amendments, respectively, to the Image contract were approved by the Board providing additional extensions. Image's current annual rate is $21,219.12, and their contract is due to expire on September 30, 2026. The proposed Fourth Amendment will include the same terms. Staff is pleased with their service, and Image has agreed to maintain their current contract price.

## Fiscal Impact

This contract is included in the proposed budget for fiscal year 2026/2027.

## Recommendation

Northern Staff recommends approval of the Fourth Amendment to the Contract with Image Janitorial Services, Inc. for the period of October 1, 2026 through September 30, 2027 and authorization of the execution of the Fourth Amendment by the Board President.

**FOURTH AMENDMENT TO CLEANING CONTRACT**
**BETWEEN**
**NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT**
**AND IMAGE JANITORIAL SERVICES, INC.**

This Fourth Amendment (the "Fourth Amendment") shall be effective as of the 1st day of October, 2026 (the "Effective Date") and is being entered into by and between **NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT** (the "Owner") and **IMAGE JANITORIAL SERVICES, INC.** (herein the "Contractor").

**WITNESSETH**

**WHEREAS,** the Owner and Contractor entered into a cleaning contract on or about June 1, 2007, as was thereafter amended in 2011, 2016 and 2021 (together the "Cleaning Contract"); and

**WHEREAS,** the Owner and Contractor intend by this Fourth Amendment to supplement and extend the term and provisions of the Cleaning Contract.

**NOW, THEREFORE,** for and in consideration of the mutual benefits to the respective parties hereto, the Owner and Contractor do hereby agree as follows:

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

(2) **Amended Term**. The term of the Cleaning Contract is hereby extended through, and including, September 30, 2027, following which the Owner may at its sole discretion grant annual renewals of the Cleaning Contract for up to four additional one (1) year terms. Each of such annual renewals shall start on October 1 and run through September 30 of the following year and be implemented by the Owner's provision of written notice to the Contractor at or about thirty (30) days prior to commencement of the renewal term.

(3) **Public Records.** The following is made a part of the Contract and, if applicable, be substituted for any language to the contrary contained in said Contract.

If acting on behalf of the Owner as provided under §119.011(2), Florida Statutes, the Contractor shall comply with the applicable provisions of §119.0701, Florida Statutes (Public Records). Specifically, Contractor shall:

(A) Keep and maintain Public Records required by the Owner to perform the services provided for in this Agreement.

(B) Upon request from the Owner’s Custodian of Public Records, provide the Owner with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law.

(C) Ensure that Public Records that are exempt or confidential and exempt from Public Records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the Contractor does not transfer the records to the Owner.

(D) Upon completion of the Contract, transfer, at no cost to the Owner, all Public Records in possession of the Contractor or if so authorized by the Owner, keep and maintain Public Records required by the Owner to perform the service. If the Contractor transfers all Public Records to the Owner upon completion of the Contract, the Contractor shall destroy any duplicate Public Records that are exempt or confidential and exempt from Public Records disclosure requirements. If the Contractor keeps and maintains Public Records upon completion of the Contract, the Contractor shall meet all applicable requirements for retaining Public Records. All records stored electronically must be provided to the Owner, upon request from the Owner's custodian of Public Records, in a format that is compatible with the Owner's information technology system.

(E) Promptly notify the Owner upon receipt of a Public Records request.

(F) Failure by the Contractor to retain and provide Public Records as required by law may result in termination of the Contract by Owner.

(G) **If the Contractor has questions regarding the application of Chapter 119, Florida Statutes, to the Contractor's duty to provide Public Records relating to this Agreement, contact the Owner's Custodian of Public Records at (561) 624-7830, Office@NPBCID.ORG and 359 Hiatt Drive, Palm Beach Gardens, FL 33418**

(H) Contractor understands that pursuant to §20.055(5), Florida Statutes, state officers, employees, agencies, special districts, boards, commissions, contractors, and subcontractors must cooperate with Inspector General(s) of the State of Florida in any investigation, audit, inspection, review or hearing and agrees to comply accordingly.

(4) **Contract price**. The current Contract Price shall continue through September 30, 2027. Thereafter, the Contract Price for each future annual renewal term shall be subject to an annual renegotiation which must be concluded on or before March 1st of each year (the "Re-negotiation Date"). The Contractor shall be responsible for initiating any re-negotiation of the Contract Price, with said negotiation to commence at or before sixty (60) days prior to the applicable Re-negotiation Date. The Contractor's failure to initiate a re-negotiation prior to the Re-negotiation Date shall result in continuation of the then current Contract Price during the upcoming renewal year term.

(5) **Reaffirmation**. Except as otherwise herein amended or supplemented, the terms and provisions of the Cleaning Contract, including prior approved changes in the scope of services and prices, if any, shall continue in full force and effect.

(6) **Counterparts**. This Fourth Amendment may be executed in one or more counterparts, all of which shall be considered as one and the same instrument.

(7) **Effective Date**. This Fourth Amendment shall be effective as of the date it is executed by both of the parties hereto.

**IN WITNESS WHEREOF,** the Owner and Contractor have hereunto set their hands and official seals on the dates hereinafter set forth.

Executed by Owner this ____day of _____, 2026.

[DISTRICT SEAL]

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

ATTEST:

By: _____
Assistant Secretary

By: _____
Print: _____
Title: _____

Executed by Contractor this ____day of _____, 2026.

[CORPORATE SEAL]

IMAGE JANITORIAL SERVICES, INC.

By: _____
Print: _____
Title: _____

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
Ellen T. Baker
L. Marc Cohn
Brian J. LaMotte
Gregory Block

**DATE:** April 22, 2026

**FROM:** Kenneth W. Edwards, General Counsel

**THROUGH:** C. Danvers Beatty, P.E., Executive Director

**RE:** Consider Release of Landscape Buffer Easement

---

**Background**

On July 25, 1995, an Amended and Restated Easement adjacent to PGA Boulevard was granted by the JOHN D. and CATHERINE T. MacARTHUR FOUNDATION to the Northern Palm Beach County Water Control District. The Easement was then recorded on February 2, 1995, in OR Book 8606, Page 774 of the Public Records of Palm Beach County, Florida and a copy of it is attached (the "Easement").

The subject Easement was intended to provide Northern with a landscape buffer easement along a long stretch of real property adjacent to PGA Boulevard.

The duties, powers, or authority therein assumed or granted to Northern in the Easement have never, to Staff's knowledge, been exercised by Northern, but the Easement is still an encumbrance upon its therein described real property. Recently, an attorney for one of the current fee title owners of real property encumbered by the Easement has expressed an opinion that Northern is the entity that is obligated to remove and replace a dead tree situated on their client's property and that they claim is within the Easement area. The reason for the claim as to Northern's obligation is that the City of Palm Beach Gardens has cited the aforesaid real property owner for failure to remove and replace the subject dead tree.

The intent of the Release is to prevent such legal positions being put forth in the future by the City of Palm Beach Gardens or by the currently encumbered real property owners as to Northern's duties and obligations under the Easement.

For releases of easements, it is recommended that there be a finding of why the easement is no longer required for its intended use. Therefore, a Resolution on this finding has been prepared for Board consideration.

**Fiscal Impact**

No adverse fiscal impacts are known.

**Recommendation**

It is the recommendation of Northern Staff and General Counsel that the Board of Supervisors approve the Resolution and Release, followed by the recording of the Release in the Public Records of Palm Beach County.

Prepared By and Return To.

Steven Cohen, Esq.
4176 Burns Road
Palm Beach Gardens, FL 33410

FEB-02-1995 3:40pm 95-034061
ORB 8606 Pg 774
Con 10.00 Doc .70

Grantee's Address Completed 357 Hiatt Drive P.Bch Gdns Fl. 33418

**AMENDED AND RESTATED**
**GRANT OF EASEMENT**

THIS AMENDED AND RESTATED GRANT OF EASEMENT (this "Agreement") is made and entered into this 25th day of JANUARY, ~~1994~~ 1995, by and between JOHN D. AND CATHERINE T. MacARTHUR FOUNDATION, an Illinois not-for-profit corporation (hereinafter referred to as "Grantor") and NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT, a political subdivision of the State of Florida (hereinafter referred to as "Grantee").

**RECITALS:**

A. Grantor has made in favor of Grantee a Landscape Buffer Easement dated July 6, 1993, and recorded July 29, 1993, in Official Record Book 7819 at Page 1517, as Document No. 93-239903 in the Palm Beach County Recorder's Office (the "Prior Easement").

B. Grantor and Grantee desire to modify the terms of the Prior Easement by amending and restating the Prior Easement in whole.

C. Grantor is the owner of that certain parcel of land in the City of Palm Beach Gardens, County of Palm Beach, and State of Florida, legally described in Exhibit A attached hereto and by this reference made a part hereof (the "Parkway Premises").

D. Grantee desires to have access to the Parkway Premises for purposes of installing, maintaining and replacing landscaping, sidewalks, pathways, benches and other improvements as more particularly described on Exhibit B attached hereto and made a part hereof (collectively, the "Parkway Improvements").

E. Grantor desires to grant, and Grantee desires to receive, upon and subject to the terms and conditions herein provided, a nonexclusive right-of-way and easement over and across the Parkway Premises, which is in lieu of and as substitution for the Prior Easement.

**NOW, THEREFORE,** in consideration of the foregoing, the sum of One and No/100 Dollars ($1.00), the mutual covenants and agreements of the parties hereto and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. Recitals Incorporated by Reference. The provisions of the aforestated recital paragraphs are, by this reference, herein incorporated as if they had been set forth in the text of this Agreement.

2. Grant of Easement. Subject to the terms of this Agreement and to all matters and conditions of record, Grantor hereby grants, gives and conveys to Grantee, its successors and assigns, for the purposes herein stated and for no other purpose, a nonexclusive right-of-way and easement for the purpose of the construction, maintenance, repair, replacement and operation of the Parkway Improvements on the Parkway Premises, together with the right, permission and authority to enter upon such portions of the Parkway Premises as may be reasonably necessary for the purpose of constructing, maintaining, repairing, replacing and operating the Parkway Improvements and exercising the rights and performing the obligations of Grantee in accordance with the terms of this Agreement and in compliance with all applicable laws.

3. Time and Notice of Work. Except in the event of an emergency, each party to this instrument, including their successors and assigns, shall be obligated to make all reasonable efforts to give the other party reasonable prior notice of their intention to install or replace facilities or improvements within the Parkway Premises. All such work shall be carried out in a

workmanlike manner and upon completion the affected site and surrounding areas impacted by any work done at the affected site, shall be returned to substantially the same condition as existed prior to commencement of the work. Further, as to the giving of notices, the Grantee shall only be obligated to give prior notice to the owner of the parcel which is being affected by work commenced by the Grantee. In other words, if fee title or ownership interest in the Parkway Premises is held by more than one owner, then the Grantee shall only be obligated to notify the fee title owner of the parcel upon which the Grantee anticipates implementing its work.

4. Reservation of Rights. Subject to the terms of this Agreement, Grantor reserves the following rights with respect to the Parkway Premises so long as the exercise by Grantor of such rights does not unreasonably interfere with Grantee's use of the Parkway Premises for the purposes herein granted:

(a) The non-exclusive right to use the Parkway Premises for any reason and in such manner as Grantor shall deem proper, in its sole discretion; provided said uses are not inconsistent with the purposes recited in Paragraph 2 of this Agreement; and

(b) The right to grant additional access, utility or other easements over, upon and under, and the right to grant others the right to use, the Parkway Premises.

5. Covenants Run with Land. All provisions of this Agreement, including the benefits and burdens, shall run with the land and are binding upon and inure to the benefit of all parties having or acquiring any right, title or interest in or to any portion of, or interest or estate in, the Parkway Premises.

6. Release of Claims; Indemnity.

(a) As between Grantor and Grantee, Grantee assumes sole and entire responsibility for any and all loss of life, injury to persons or damage to property (wherever such property

may be located) that may be sustained directly or indirectly due to the activities, operations or use of the Parkway Premises (including, without limitation, any such loss, injury or damage due to the construction, maintenance, restoration, operation, replacement or repair of the Parkway Improvements) by Grantee, its agents, employees and contractors, and for those claiming through any of them (collectively, the "Grantee Group").

(b) Grantee, for itself and for those claiming through Grantee, hereby releases Grantor, its officers, directors, partners, employees, agents, mortgagees, licensees, contractors, guests and invitees (and their respective officers, directors, partners, employees, agents, mortgagees, licensees, contractors, guests and invitees, subsidiaries, affiliates, successors, grantees and assigns) (collectively, the "Grantor Indemnitees") from any and all liability, loss, claims, demands, liens, damages, penalty, fines, interest, costs and expenses (including, without limitation, reasonable attorneys' fees and litigation costs incurred by the Grantor Indemnitees in connection therewith) and for damage, destruction or theft of property, that may arise from operations on, or the use of, the Parkway Premises (including, without limitation, any such liability, loss, claims, demands, liens, damages, penalty, fines, interest, costs and expenses that may arise as a result of the construction, maintenance, restoration, operation, replacement or repair of the Parkway Improvements) by the Grantee Group.

(c) Without waiver of limitation of liability provided for in Florida Statutes Section 768.28 (1994) and the Florida Constitution, Grantee hereby agrees to indemnify, defend and hold harmless the Grantor Indemnitees from and against any and all liability, loss, claims, demands, liens, damages, penalty, fines, interest, costs and expenses (including, without limitation, reasonable attorney's fees and litigation costs incurred by Grantor Indemnitees in connection therewith) and for any and all loss of life, injury to persons or damage to property which is directly or indirectly due to the activities, operations or use of the Parkway Premises (including, without limitation, any such loss, injury or damage due to the construction, maintenance,

restoration, operation, replacement or repair of the Parkway Improvements) by the Grantee Group.

7. Covenants of Grantee. Grantee covenants and agrees: (a) not to construct, erect, maintain or permit any structure, installation, facility or improvement of any kind or nature other than the Parkway Improvements on or under the Parkway Premises, without, in each instance, the prior written approval of Grantor; (b) to maintain the Parkway Premises and the Parkway Improvements in good condition and repair and in an attractive and sightly manner, consistent with the manner which public parks are maintained by the City of Palm Beach Gardens, Florida or any park district or other governmental authority responsible for the maintenance of public parks in the City of Palm Beach Gardens, Florida; and (c) not to transfer, assign, license or permit any other party or entity any right or interest under this Agreement other than as provided in paragraph 13 hereof and except for the right of the general public to use the Parkway Improvements for the use for which they are intended.

8. Non-Interference by Grantee. Grantee hereby agrees not to interfere with the use of any existing easement on, under, above or across the Parkway Premises. Furthermore, Grantee hereby agrees not to interfere with the use of any easement hereafter granted on, under, above or across the Parkway Premises or with any other use of the Parkway Premises so long as such easement, the use thereof or any other use does not materially interfere with or is not inconsistent with Grantee's rights hereunder.

9. Compliance with Laws. All construction, maintenance, alteration, replacement, operation and repair of the Parkway Improvements by Grantee shall comply with all applicable laws, statutes, building codes and regulations of general application (collectively, "Laws"). This Agreement does not abrogate or supersede any applicable Laws requiring the parties to obtain permits, licenses, inspections or approvals in order to construct, maintain, alter, replace, operate or repair the underground Parkway Improvements upon the Parkway Premises as contemplated herein.

J:\Legal\DJE5645



Order: 12109123
Page 5 of 27
8606-774 REC ALL
Requested By: steven.masluk, Printed: 11/14/2024 12:26 PM

10. Breach by Grantee. If Grantee breaches any provision of this instrument and following written notification of such breach and fails to cure or make a good faith effort to cure such breach within thirty (30) days after the written notice, Grantor shall have the right, but not the obligation, to rectify or perform same and the Grantee shall be obligated to reimburse the Grantor for the cost thereof, together with statutory interest, in the event the Grantee does not reimburse the Grantor for said cost within thirty (30) days from the receipt of Grantor's invoice for reimbursement, in addition to any other right or remedy available at law or in equity.

11. No Warranties, Integration. Grantee acknowledges that Grantee has not been induced in the making, execution, and delivery of this Agreement by any representations, statements, warranties or agreements of Grantor. This Agreement embodies the entire understanding of the parties and there are no further or other agreements or understandings, written or oral, in effect between the parties relating to the subject matter hereof.

12. Fee Conveyance Option. At any time, Grantor shall have the right and option to convey its fee simple interest in the Parkway Premises to Grantee. Grantor shall exercise said option by giving Grantee thirty (30) days prior written notice of the exercise of its option and thereafter shall tender a quit claim deed of the Parkway Premises to Grantee. Provided, however, should title to the Parkway Premises be conveyed to the Grantee, as herein authorized, the Grantor or its successors in interest shall remain responsible for any clearing, grading, landscaping and irrigation of this Parkway Premises then required under the City's PGA Boulevard Streetscape Plan Ordinance. Title to the Parkway Premises shall be conveyed free and clear of all liens and encumbrances and subject only to easements, covenants and restrictions then of record (including the terms of this Agreement). All documentary taxes and recording fees shall be the obligation of the Grantee. No other compensation shall be required to be paid by the Grantee to the Grantor or its

successors in interest upon the exercise of the option contained in this paragraph 12.

13. Transfer of Parkway Premises.

(a) Grantee may transfer, assign and convey all of its rights, title and interest under this Agreement to a governmental entity or agency, including a municipal corporation or dependent or independent special district, which has among its stated purposes the installation, maintenance, repair and replacement of public improvements of a similar nature to the Parkway Improvements. Provided such transferor assumes all of the obligations of Grantee under this Agreement in writing and such document is recorded in the public records of Palm Beach County, Florida, the transferor shall thereafter be released from any and all such obligations. The term "Grantee" as used in this Agreement shall refer to such party or parties as may from time to time be obligated to perform the agreements of Grantee under this Agreement.

J:\Legal\DJES645



Order: 12109123
8606-774 REC ALL



Requested By: steven.masluk, Printed: 11/14/2024 12:26 PM

(b) Grantor may sell, assign, transfer, convey or encumber its fee simple title to the Parkway Premises or any part thereof, subject in all cases to the terms of this Agreement. The term "Grantor" shall mean the party or parties owning the fee simple interest in and to the Parkway Premises (or any portion thereof ) at any time and from time to time.

**IN WITNESS WHEREOF,** the parties hereto have executed this Agreement as of the day and year first above written.

**GRANTOR:**

JOHN D. and CATHERINE T. MacARTHUR FOUNDATION, an Illinois not-for-profit corporation

By: _____ VP

Attest: _____ Asst Secretary

**WITNESSES:**

_____
DOROTHY M. WEBER
Print Name

_____
JENNIFER JACKS
Print Name

**GRANTEE:**

NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT, a political subdivision of the State of Florida

By: _____

Attest: _____

_____
RICHARD M. SMITH II
Print Name

_____
ANNE CLAYTON
Print Name

J:\Legal\DJR5645



Order: 12109123
8606-774 REC ALL
Page 8 of 27
Requested By: steven.masluk, Printed: 11/14/2024 12:26 PM

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

The foregoing instrument was acknowledged before me this 22nd day of December, 1994, by Lawrence L. Landry as Vice President of JOHN D. and CATHERINE T. MacARTHUR FOUNDATION, an Illinois not-for-profit corporation, on behalf of the corporation, and is personally known to me, ~~or has produced~~ _____ ~~as identification, and who did (did not) take an oath.~~

Jennifer Jacks
Notary Public

NOTARY PUBLIC STATE OF FLORIDA
OFFICIAL NOTARY SEAL
JENNIFER JACKS
COMMISSION NUMBER
CC343499
MY COMMISSION EXP.
FEB. 26,1995

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

The foregoing instrument was acknowledged before me this 05th day of JANUARY, ~~1994~~ 1995, by WILLIAM L. KERSLAKE as PRESIDENT of NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT, a political subdivision of the State of Florida, on behalf of the subdivision, and is personally known to me ~~or has produced~~ N/A ~~as identification,~~ and who ~~did~~ (did not) take an oath.

Roberta Anne Clayton MacLeod
Notary Public

ROBERTA ANNE CLAYTON MACLEOD
My Comm Exp. 6-22-95
Bonded By Service Ins
No. CC286699
NOTARY PUBLIC STATE OF FLORIDA
X Personally Known ☐ Other I.D.

J:\Legal\DJE5645



Order: 12109123
8606-774 REC ALL
Page 9 of 27
Requested By: steven.masluk, Printed: 11/14/2024 12:26 PM

EXHIBIT "A" PARCEL: 101
Page 1 of 17

ROAD = S.R.786 (PGA BLV

ORB 7819 Pg 1521

LEGAL DESCRIPTION
LANDSCAPE BUFFER EASEMENT

ORB 8606 Pg 783

BEING A PARCEL OF LAND LYING IN SECTION 2, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 2; THENCE N02° 10' 32"E, ALONG THE WEST LINE OF SAID SOUTHWEST ONE-QUARTER, A DISTANCE OF 159.85 FEET TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 74 AS CONVEYED IN OFFICIAL RECORD BOOK 2417, PAGE 516, PALM BEACH COUNTY PUBLIC RECORDS WITH THE EASTERLY RIGHT-OF-WAY LINE THE SUNSHINE STATE PARKWAY AND THE POINT OF BEGINNING; THENCE CONTINUE N02° 10' 32"E, ALONG SAID WEST LINE, A DISTANCE OF 55.22 FEET; THENCE S82° 40' 25"E, A DISTANCE OF 365.83 FEET TO A POINT OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 11614.16 FEET AND CHORD BEARING OF S87° 17' 57"E; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 3° 03' 38", A DISTANCE OF 628.26 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 11304.16 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 2° 37' 40", A DISTANCE OF 518.44 FEET; THENCE S88° 22' 38"E, ALONG A LINE PARALLEL WITH AND 135 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST ONE-QUARTER, A DISTANCE OF 1013.82 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF CENTRAL BOULEVARD, AS CONVEYED IN OFFICIAL RECORD BOOK 3104, PAGE 945, PALM BEACH COUNTY PUBLIC RECORDS; THENCE S02° 09' 55"W, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 35.00 FEET, THENCE N88° 22' 38"W, ALONG A LINE PARALLEL WITH AND 100 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST ONE-QUARTER A DISTANCE OF 1013.29 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 11359.16 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 2° 37' 40", A DISTANCE OF 520.96 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHERLY HAVING A RADIUS OF 11559.16 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 3° 06' 51", A DISTANCE OF 628.23 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 74; THENCE N82° 40' 25"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 363.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.190 ACRES, MORE OR LESS.

CERTIFICATION

(NOT VALID UNLESS SEALED WITH EMBOSSED SURVEYOR'S SEAL)

I HEREBY CERTIFY that the Description and Sketch of the property shown hereon was completed under by direction on SEPT. 10, 1991, and that said description is true and correct to the best of my knowledge and belief.

I FURTHER CERTIFY that this Description and Sketch meets the MINIMUM TECHNICAL STANDARDS FOR SURVEYS set forth by the FLORIDA BOARD OF LAND SURVEYORS pursuant to Section 472.027 Florida State Statutes.

Date of Signature 1-21-92

Wilbur F. Divine, V
Registered Land Surveyor
Florida Certificate No. 4190

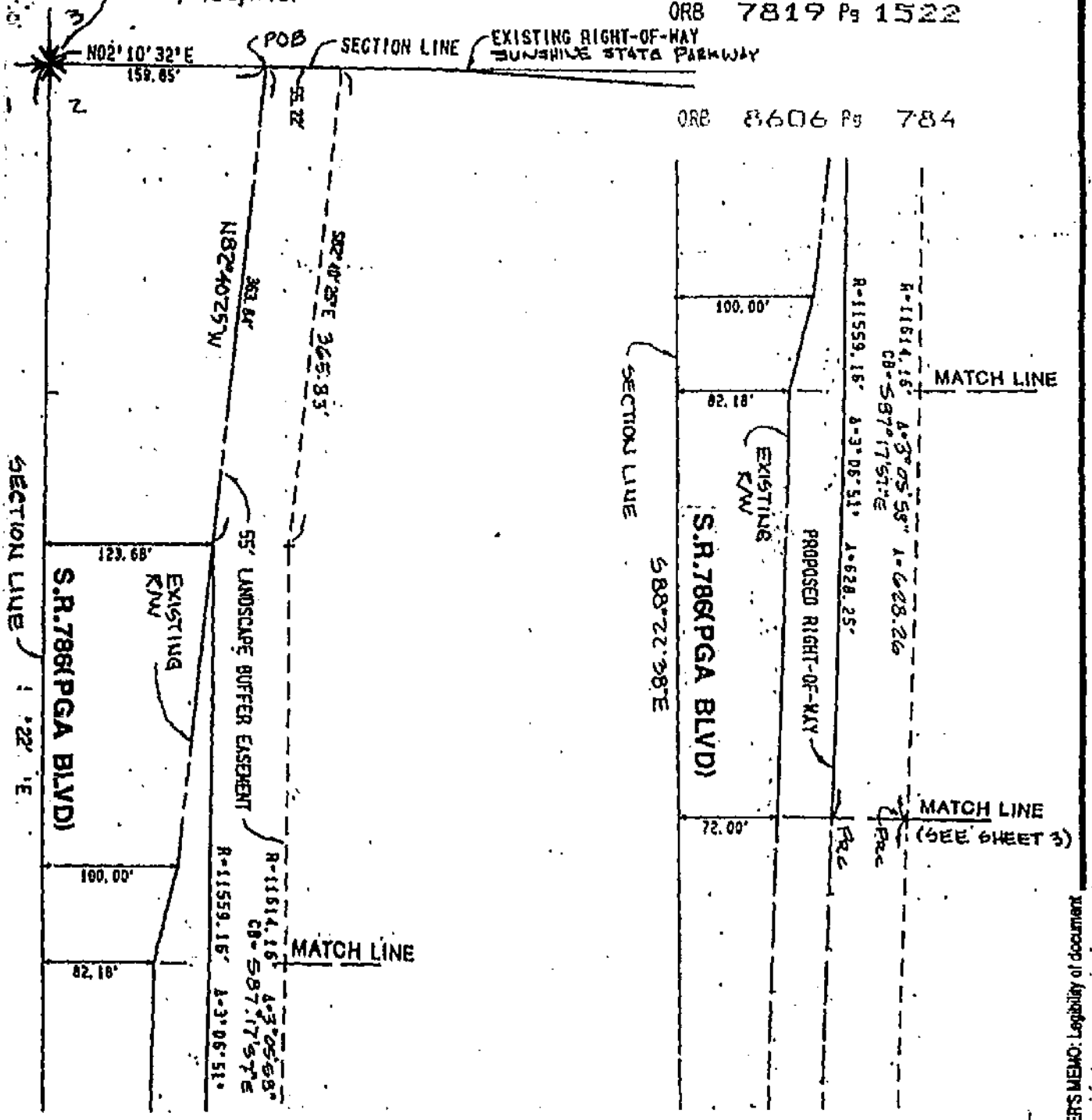
RECORDER'S MEMO: Legibility of document unsatisfactory when received.

THIS IS NOT A SURVEY

PALM BEACH COUNTY - FLORIDA

REVISED 12-10-1

| | | | | |
|---|---|---|---|---|
| DSGN. | SCALE 100' | Hutcheon Engineers | AUG.1991 DATE | SHEET |
| DRW. BTB | NOTEBOOK NO. PG. | CIVIL ENGINEERS & SURVEYORS | FILE & DRW. No. | OF |
| CK. WFD | | 4431 EMBARCADERO DRIVE, WEST PALM BEACH, FL.33407 | 5192.46 | 1 2 |
| | | 11 EAST OSCEOLA, STUART, FL. 34994 | | |




THIS IS NOT A SURVEY

PALM BEACH COUNTY - FLORIDA

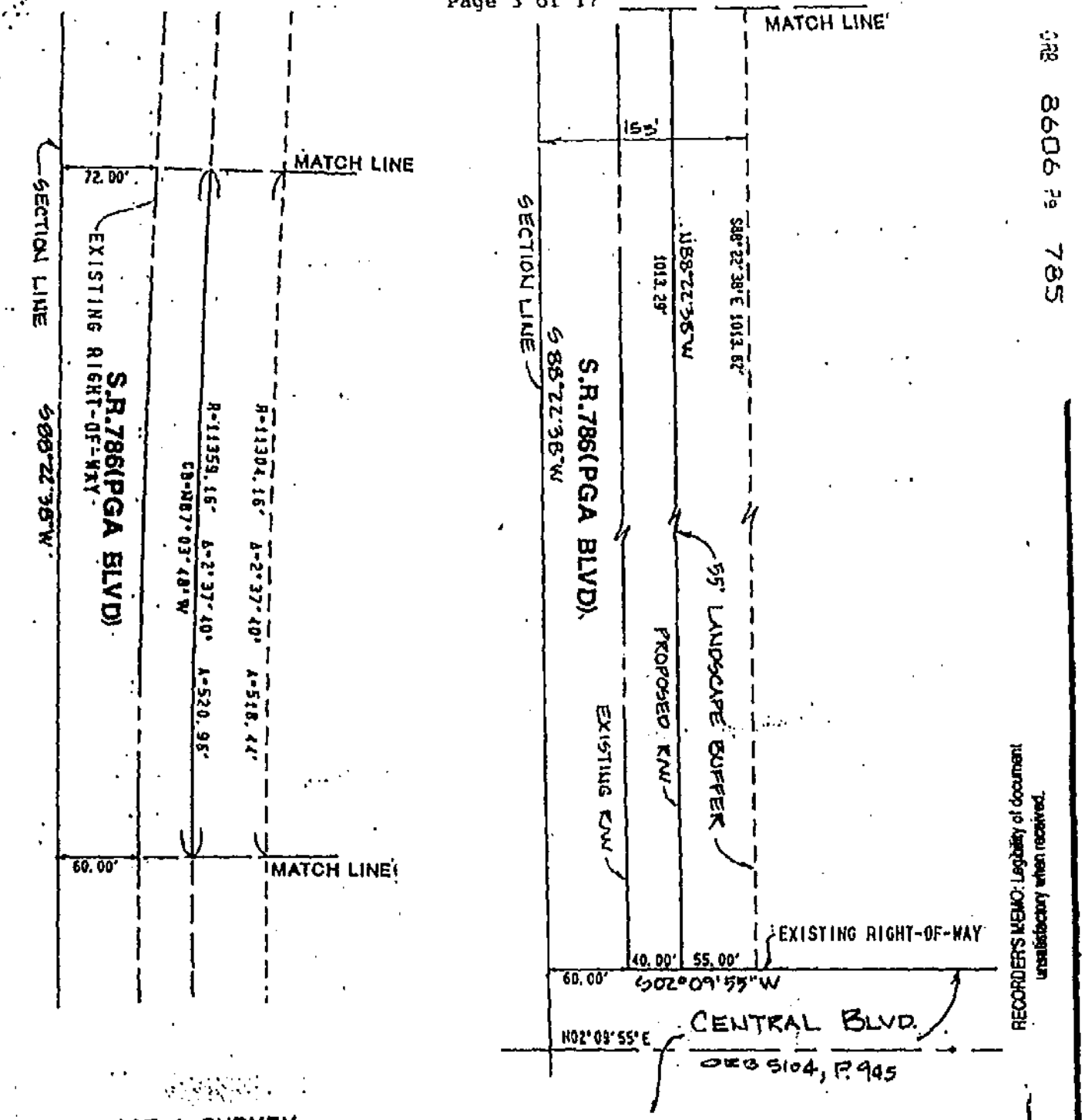
REVISED 12-10-91

RECORDER'S MEMO: Legibility of document

| | | | | |
|---|---|---|---|---|
| DSGN. | SCALE 1"= 100' | **Hutcheon Engineers** | AUG.1991 DATE | SHEET |
| DRW. BTB | NOTEBOOK NO. PG. | CIVIL ENGINEERS & SURVEYORS | FILE & DRW. No. | OF |
| WFD | | 4491 EMBARCADERO DRIVE, WEST PALM BEACH, FL.33407 | 5192.46 | 2 3 |
| | | N EAST OSCEOLA, STUART, FL. 34994 | | |

ROAD = S.R.786 (PGA BLVD)
L.E.= 801

ORB 8606 Pg 785




RECORDER'S MEMO: Legibility of document unsatisfactory when received.

THIS IS NOT A SURVEY

PALM BEACH COUNTY - FLORIDA

REVISED 12-10-91

| | | | | |
|---|---|---|---|---|
| SCALE 1"= 100' | **Hutcheon Engineers** CIVIL ENGINEERS & SURVEYORS 4431 EMBARCADERO DRIVE, WEST PALM BEACH, FL. 33407 N EAST OSCEOLA, STUART, FL. 34994 | AUG.1991 DATE | SHEET | |
| NOTEBOOK NO. PG. | | FILE & DRW. No. 5192.46 | 3 OF 3 | |
| DRW. BTB | | | | |
| WFD | | | | |

LEGAL DESCRIPTION
LANDSCAPE BUFFER EASEMENT

BEING A PARCEL OF LAND LYING IN SECTION 11, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 11; THENCE S88° 22' 38"E, ALONG THE NORTH LINE OF SAID NORTHWEST ONE-QUARTER, A DISTANCE OF 600.70 FEET; THENCE S01° 37' 22"W, A DISTANCE OF 100.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 74 (PGA BOULEVARD) AND THE POINT OF BEGINNING.

THENCE EASTERLY, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, THROUGH THE FOLLOWING COURSES, N77° 35' 11"E, A DISTANCE OF 206.15 FEET; THENCE S88° 22' 38"E, A DISTANCE OF 152.28 FEET; THENCE S82° 08' 38"E, DEPARTING FROM SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 124.20 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 11531.16 FEET AND A CHORD BEARING OF S86° 26' 39"E; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00° 25' 30", A DISTANCE OF 85.54 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF BALLENISLES DRIVE AS SHOWN ON PLAT ONE HANSEN-JDM, AS RECORDED IN PLAT BOOK 64, PAGES 67 THRU 81, PALM BEACH COUNTY PUBLIC RECORDS; THENCE S01° 37' 22"W, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 35.02 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 11586.16 FEET AND A CHORD BEARING OF N86° 26' 36"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00° 26' 35", A DISTANCE OF 89.56 FEET; THENCE N82° 08' 52"W, A DISTANCE OF 127.17 FEET; THENCE N88° 22' 38"W, A DISTANCE OF 349.29 FEET; THENCE N01° 37' 22"E, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.600 ACRES, MORE OR LESS.

CERTIFICATION

(NOT VALID UNLESS SEALED WITH EMBOSSED SURVEYOR'S SEAL)

I HEREBY CERTIFY that the Description and Sketch of the property shown hereon was completed under by direction on SEPT. 10, 1991, and that said description is true and correct to the best of my knowledge and belief.

I FURTHER CERTIFY that this Description and Sketch meets the MINIMUM TECHNICAL STANDARDS FOR SURVEYS set forth by the FLORIDA BOARD OF LAND SURVEYORS pursuant to Section 472.027 Florida State Statutes.

Date of Signature 1-21-92

William F. Divine
Registered Land Surveyor
Florida Certificate No. 4190

RECORDER'S MEMO: Legibility of document unsatisfactory when received.

THIS IS NOT A SURVEY

REVISED 12-10-91

PALM BEACH COUNTY - FLORIDA

| | | | | |
|---|---|---|---|---|
| DSGN. | SCALE | Hutcheon Engineers | AUG.1991 DATE | SHEET |
| DRW. BTB | NOTEBOOK NO. PG. | CIVIL ENGINEERS & SURVEYORS | FILE & DRW. No. | OF |
| CK. WFD | | 4431 EMBARCADERO DRIVE, WEST PALM BEACH, FL.33407 | 5192.46 | 1 2 |
| | | 11 EAST OSCEOLA, STUART, FL. 34994 | | |

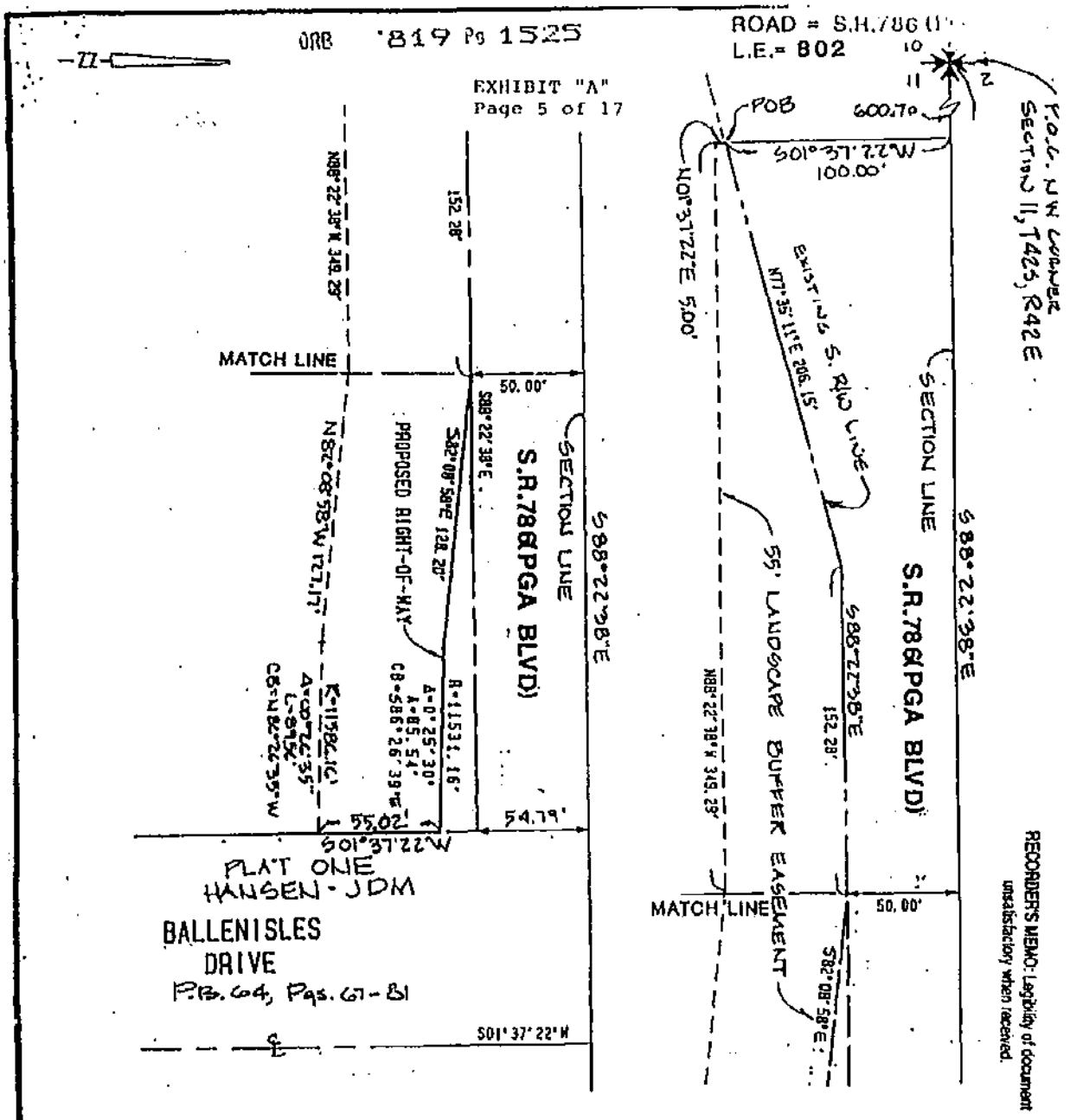
Return to: (enclose self-addressed stamped envelope)

Name

Address:

Property Appraisers Parcel Identification (Folio) Number(s):

ORB 8606 PG 787




THIS IS NOT A SURVEY

PALM BEACH COUNTY - FLORIDA

REVISED 12-10-91

| | | | | |
|---|---|---|---|---|
| DSGN. | SCALE 1"= 60' | **Hutcheon Engineers** CIVIL ENGINEERS & SURVEYORS 4431 EMBARCADERO DRIVE, WEST PALM BEACH, FL.33407 11 EAST OSCEOLA, STUART, FL. 34994 | DATE AUG.1991 | SHEET |
| DRW. BTB | NOTEBOOK NO. PG. | | FILE & DRW. No. 5192.46 | OF 2 2 |
| CK. WFD | | | | |

PARCEL: 803

ROAD = S.R.7

ORB 7819 Pg 1526

LEGAL DESCRIPTION
LANDSCAPE BUFFER EASEMENT

ORB 8606 Pg 788

BEING A PARCEL OF LAND LYING IN SECTION 11, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 11; THENCE S88° 22' 38"E, ALONG THE NORTH LINE OF SAID NORTHWEST ONE-QUARTER, A DISTANCE OF 1365.92 FEET; THENCE S01° 37' 22"W, A DISTANCE OF 39.07 FEET TO THE INTERSECTION OF THE NORTHERLY EXTENSION OF THE EASTERLY RIGHT-OF-WAY OF BALLENISLES DRIVE AS SHOWN ON PLAT ONE HANSEN-JDM AS RECORDED IN PLAT BOOK 64, PAGES 67 THRU 81, PALM BEACH COUNTY RECORDS WITH SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 74, (PGA BOULEVARD) AS CONVEYED IN OFFICIAL RECORD BOOK 2399, PAGE 103, PALM BEACH COUNTY PUBLIC RECORDS AND THE POINT OF BEGINNING; SAID POINT OF BEING ON A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 11519.16 FEET AND A CHORD BEARING OF S88° 00' 46"E; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 00° 43' 43"E, A DISTANCE OF 146.50 FEET; THENCE S88° 22' 38"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 85.47 FEET; THENCE S84° 34' 42"E, A DISTANCE OF 181.12 FEET; THENCE S88° 22' 38"E, ALONG A LINE PARALLEL WITH AND 72 FEET SOUTH OF THE NORTH LINE OF SAID NORTHWEST ONE-QUARTER, A DISTANCE OF 108.16 FEET TO THE WEST LINE OF A PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 4641, PAGE 292, PALM BEACH COUNTY PUBLIC RECORDS; THENCE S01° 37' 22"W, ALONG SAID WEST LINE, A DISTANCE OF 55.00 FEET; THENCE N88° 22' 38"W, ALONG A LINE PARALLEL WITH AND 127 FEET SOUTH OF THE NORTH LINE OF SAID NORTHWEST ONE-QUARTER, A DISTANCE OF 109.98 FEET; THENCE N84° 34' 42"W, A DISTANCE OF 181.12 FEET; THENCE N88° 22' 38"W; ALONG A LINE PARALLEL WITH AND 113 FEET SOUTH OF THE NORTH LINE OF SAID NORTHWEST ONE-QUARTER A DISTANCE OF 83.65 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 11574.16 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00° 43' 31", A DISTANCE OF 146.50 FEET TO THE EASTERLY RIGHT-OF-WAY OF SAID BALLENISLES DRIVE; THENCE N01° 37' 22"E, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.603 ACRES, MORE OR LESS.

CERTIFICATION

(NOT VALID UNLESS SEALED WITH EMBOSSED SURVEYOR'S SEAL)

I HEREBY CERTIFY that the Description and Sketch of the property shown hereon was completed under by direction on SEPT. 6, 1991, and that said description is true and correct to the best of my knowledge and belief.

I FURTHER CERTIFY that this Description and Sketch meets the MINIMUM TECHNICAL STANDARDS FOR SURVEYS set forth by the FLORIDA BOARD OF LAND SURVEYORS pursuant to Section 472.027 Florida State Statutes.

Date of Signature 1-21-92.

Wilbur F. Divine
Registered Land Surveyor
Florida Certificate No. 4190

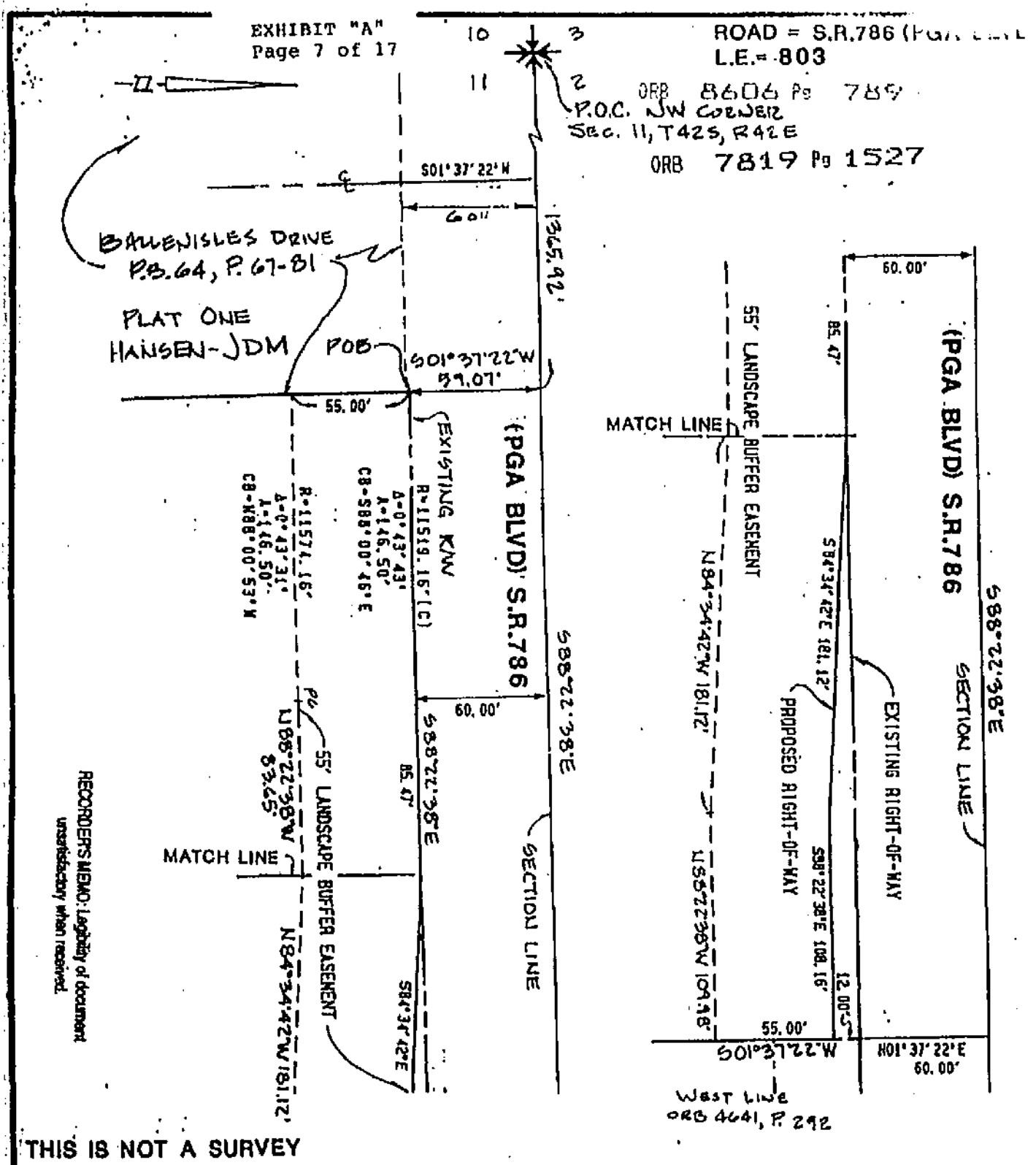
RECORDER'S MEMO: Legibility of document unsatisfactory when received.

THIS IS NOT A SURVEY

REVISED 12-10-91

PALM BEACH COUNTY - FLORIDA

| | | | | |
|---|---|---|---|---|
| DSGN. | SCALE | Hutcheon Engineers | AUG.1991 DATE | SHEET |
| DRW. BTB | NOTEBOOK NO. PG. | CIVIL ENGINEERS & SURVEYORS | FILE & DRW. No. | OF |
| CK. WFD | | 4431 EMBARCADERO DRIVE, WEST PALM BEACH, FL.33407 | 5192.46 | 1 2 |
| | | 11 EAST OSCEOLA, STUART, FL. 34994 | | |




THIS IS NOT A SURVEY

PALM BEACH COUNTY - FLORIDA

REVISED 12-10-91

| | | | | |
|---|---|---|---|---|
| DSGN. | SCALE 1"= 60' | **Hutcheon Engineers** CIVIL ENGINEERS & SURVEYORS 4431 EMBARCADERO DRIVE, WEST PALM BEACH, FL.33407 11 EAST OSCEOLA, STUART, FL. 34994 | DATE AUG.1991 | SHEET |
| DRW. BTB | NOTEBOOK NO. PG. | | FILE & DRW. No. 5192.46 | OF |
| CK. WFD | | | | 2 2 |

PARCEL: 804

ROAD = S.R.786

ORB 7819 Pg 1528

LEGAL DESCRIPTION
LANDSCAPE BUFFER EASEMENT

ORB 8606 Pg 790

BEING A PARCEL OF LAND LYING IN SECTION 2, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 2; THENCE S88° 22' 33"E, ALONG THE SOUTH LINE OF SAID SOUTHEAST ONE-QUARTER, A DISTANCE OF 4.88 FEET; THENCE N01° 37' 27"E, A DISTANCE OF 60.00 FEET TO THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF CENTRAL BOULEVARD AS RECORDED IN OR BOOK 5104, PAGE 945, PALM BEACH COUNTY PUBLIC RECORDS WITH THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 74 (PGA BOULEVARD); THENCE N02° 09' 55"E; ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 80.38 FEET TO THE POINT OF BEGINNING; THENCE S43° 08' 19"E, A DISTANCE OF 36.84 FEET TO A POINT ON A LINE PARALLEL WITH AND 100.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHEAST ONE-QUARTER; THENCE S88° 22' 33"E, ALONG SAID PARALLEL LINE A DISTANCE OF 1286.82 FEET TO THE WEST LINE OF CINNAMON PLAT NO. 2, AS RECORDED IN PLAT BOOK 40, PAGE 66 THRU 70, PALM BEACH COUNTY PUBLIC RECORDS; THENCE N02° 02' 56"E, ALONG SAID WEST LINE, A DISTANCE OF 55.00 FEET; THENCE N88° 22' 33"W, ALONG A LINE PARALLEL WITH AND 155.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHEAST ONE-QUARTER, A DISTANCE OF 1327.09 FEET; TO THE EAST RIGHT-OF-WAY LINE OF SAID CENTRAL BOULEVARD; THENCE S02° 09' 55"W, ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 14.62 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.657 ACRES, MORE OR LESS.

CERTIFICATION

(NOT VALID UNLESS SEALED WITH EMBOSSED SURVEYOR'S SEAL)

I HEREBY CERTIFY that the Description and Sketch of the property shown hereon was completed under by direction on SEPT 11, 1991, and that said description is true and correct to the best of my knowledge and belief.

I FURTHER CERTIFY that this Description and Sketch meets the MINIMUM TECHNICAL STANDARDS FOR SURVEYS set forth by the FLORIDA BOARD OF LAND SURVEYORS pursuant to Section 472.027 Florida State Statutes.

Date of Signature 1-21-92

William F. Divisek
Registered Land Surveyor
Florida Certificate No. 4190

RECORDER'S MEMO: Legibility of document unsatisfactory when received.

THIS IS NOT A SURVEY

PALM BEACH COUNTY - FLORIDA

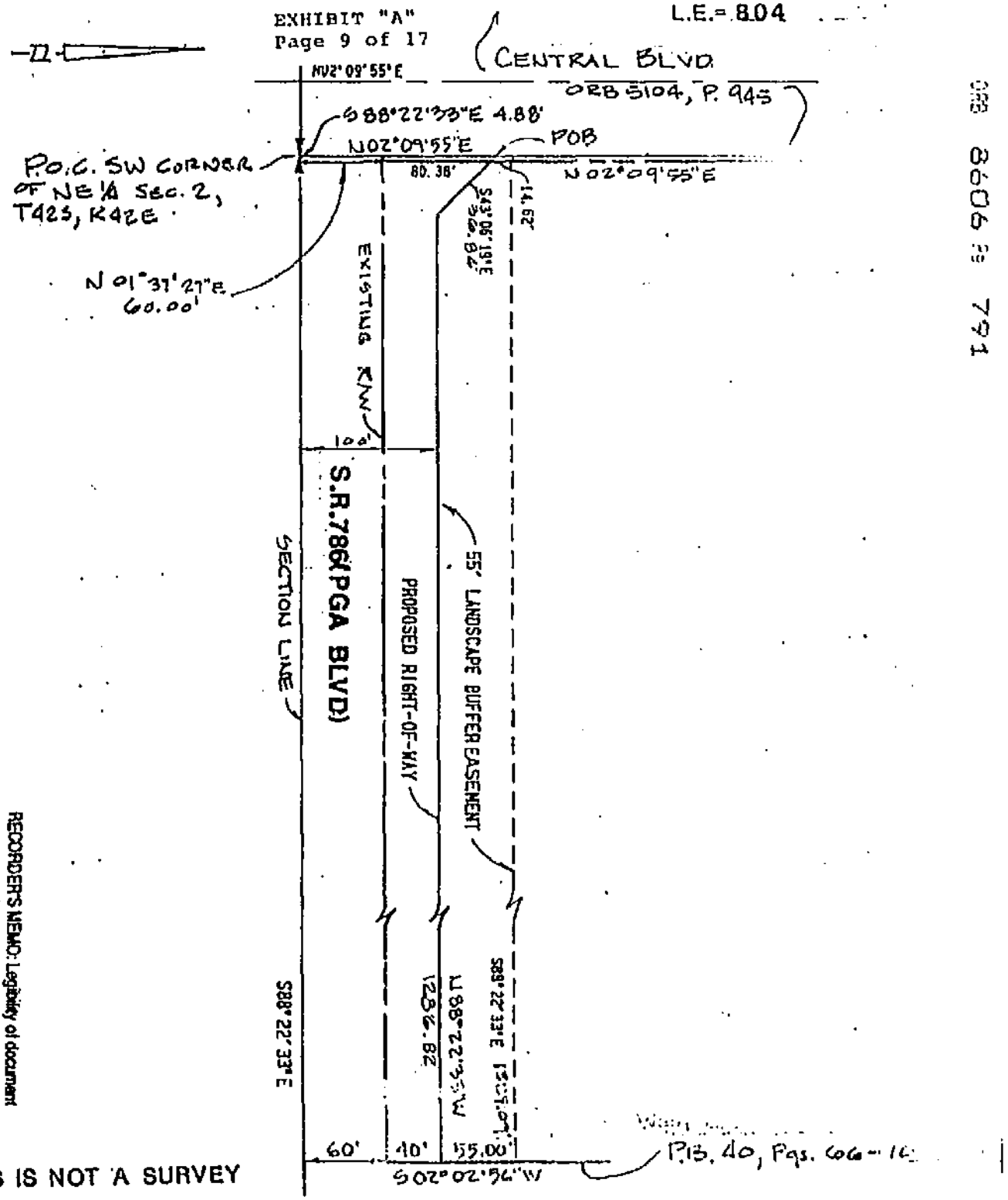
REVISED 12-10-91

| DRGN. | SCALE | Hutcheon Engineers | AUG.1991 DATE | SHEET |
|---|---|---|---|---|
| DRW. BTB | NOTEBOOK NO. PG. | CIVIL ENGINEERS & SURVEYORS | FILE & DRW. No. | OF |
| CK. WFD | | 4431 EMBARCADERO DRIVE, WEST PALM BEACH, FL. 33407 | 5192.46 | 1 2 |
| | | 11 EAST OSCEOLA, STUART, FL. 34994 | | |

ORB 7819 Pg 1529

ROAD = S.R.786 (PGA BLVD
L.E.= 804

EXHIBIT "A"
Page 9 of 17




ORB 8606 Pg 791

RECORDER'S MEMO: Legibility of document unsatisfactory when received.

THIS IS NOT A SURVEY

PALM BEACH COUNTY - FLORIDA

REVISED 12-10-91

| | | | | |
|---|---|---|---|---|
| DSGN. | SCALE 1"= 60' | **Hutcheon Engineers** | AUG.1991 DATE | SHEET |
| DRW. BTB | NOTEBOOK NO. PG. | CIVIL ENGINEERS & SURVEYORS | FILE & DRW. No. | OF |
| CK. WFD | | 4131 EMBARCADERO DRIVE, WEST PALM BEACH, FL.33407 | 5192.46 | 2 2 |
| | | 11 EAST OSCEOLA, STUART, FL. 34994 | | |

7.A.97 dll

PARCEL: 805.

ROAD = S.R.786

ORB 7819 Pg 1530

LEGAL DESCRIPTION
LANDSCAPE BUFFER EASEMENT

ORB 8606 Pg 792

BEING A PARCEL OF LAND LYING IN SECTION 11, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 11, THENCE S02° 16' 54"W, ALONG THE WEST LINE OF SAID NORTHEAST ONE-QUARTER, A DISTANCE OF 60.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO 74 (PGA BOULEVARD) AND THE POINT OF BEGINNING; THENCE S88° 22' 33"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 370.12 FEET TO THE WEST LINE OF A PARCEL OF LAND RECORDED IN OFFICIAL RECORD BOOK 2554, PAGE 1391, PALM BEACH COUNTY PUBLIC RECORDS; THENCE S01° 37' 27"W, ALONG SAID WEST LINE, A DISTANCE OF 55.00 FEET; THENCE N88° 22' 33"W, A DISTANCE OF 376.28 FEET TO A POINT ON A NON-TANGENT CURVE, ON THE EASTERLY RIGHT-OF-WAY LINE OF AVENUE OF THE PGA, AS SHOWN ON PLAT ONE HANSEN-JDM AS RECORDED IN PLAT BOOK 64, PAGES 67 THRU 81, PALM BEACH COUNTY PUBLIC RECORDS; SAID CURVE BEING CONCAVE NORTHEASTERLY WITH A RADIUS OF 160.00 FEET AND A CHORD BEARING OF N00° 43' 39"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID EASTERLY RIGHT-OF-WAY, THROUGH A CENTRAL ANGLE OF 01° 47' 27", A DISTANCE OF 5.00 FEET; THENCE CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N01° 37' 22"E, A DISTANCE OF 35.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET; THENCE NORTHERLY ALONG THE ALL OF SAID CURVE; THOUGH A CENTRAL ANGLE OF 36° 32' 12", A DISTANCE OF 16.09 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 74; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, S88° 22' 38"E, A DISTANCE OF 1.23 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.727 ACRES, MORE OR LESS.

CERTIFICATION

(NOT VALID UNLESS SEALED WITH EMBOSSED SURVEYOR'S SEAL)

I HEREBY CERTIFY that the Description and Sketch of the property shown hereon was completed under by direction on SEPT. 10, 1991, and that said description is true and correct to the best of my knowledge and belief.

I FURTHER CERTIFY that this Description and Sketch meets the MINIMUM TECHNICAL STANDARDS FOR SURVEYS set forth by the FLORIDA BOARD OF LAND SURVEYORS pursuant to Section 472.027 Florida State Statutes.

Date of Signature 1-21-92

Wilbur F. Dirkner, Jr.
Registered Land Surveyor
Florida Certificate No. 4190

RECORDER'S MEMO: Legibility of documents unsatisfactory when received.

THIS IS NOT A SURVEY

PALM BEACH COUNTY - FLORIDA

REVISED 12-10-

| | | | | |
|---|---|---|---|---|
| DSGN. | SCALE | Hutcheon Engineers | AUG.1991 DATE | SHEET |
| DRW. BTB | NOTEBOOK NO. PG. | CIVIL ENGINEERS & SURVEYORS | FILE & DRW. No. | OF |
| CK. WFD | | 4431 EMBARCADERO DRIVE, WEST PALM BEACH, FL.33407 | 5192.46 | 1 2 |
| | | 11 EAST OSCEOLA, STUART, FL. 34994 | | |

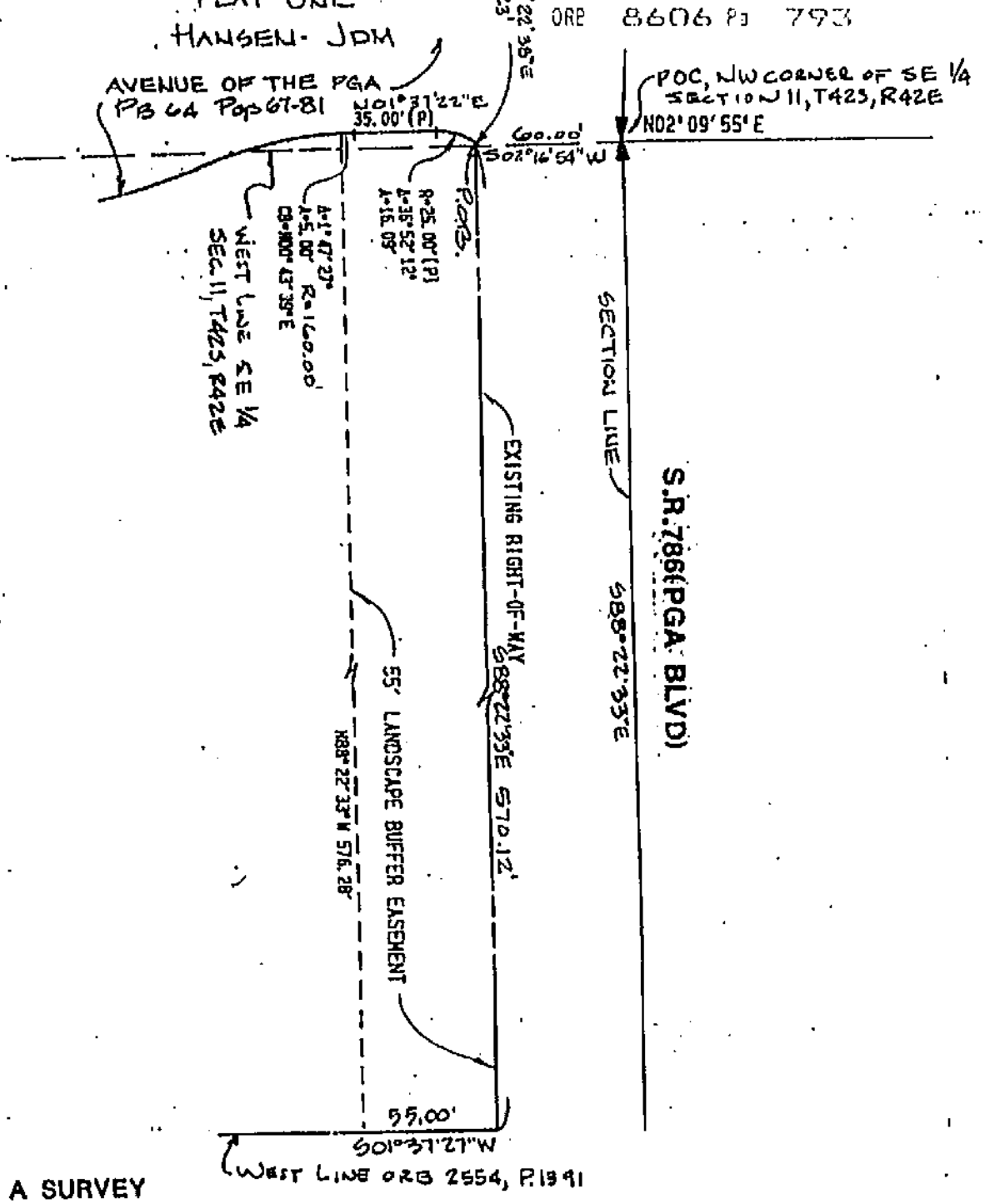
ORB 7819 Pg 1571

EXHIBIT "A"
Page 11 of 17

ROAD = S.R.786 (PGA BLVD)
L.E.= 805

ORB 8606 Pg 793

PLAT ONE
HANSEN- JDM




RECORDERS MEMO: Legibility of document unsatisfactory when received.

THIS IS NOT A SURVEY

PALM BEACH COUNTY - FLORIDA

REVISED 12-10-91

| | | | | |
|---|---|---|---|---|
| DSGN. | SCALE 1"= 60' | **Hutcheon Engineers** | AUG.1991 DATE | SHEET |
| DRW. BTB | NOTEBOOK NO. PG. | CIVIL ENGINEERS & SURVEYORS | FILE & DRW. No. | OF |
| CK. WFD | | 4431 EMBARCADERO DRIVE, WEST PALM BEACH, FL.33407 | 5192.46 | 2 2 |
| | | N EAST OSCEOLA, STUART, FL. 34994 | | |

PARCEL: 806

EXHIBIT "A"
Page 12 of 17

ROAD = S.R.786 (PGA BLVI

ORB 7819 Pg 1532

LEGAL DESCRIPTION
LANDSCAPE BUFFER EASEMENT

ORB 8606 Pg 774

BEING A PARCEL OF LAND LYING IN SECTIONS 11 & 12, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 11, THENCE S88° 22' 33"E, ALONG THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER, A DISTANCE OF 1940.95 FEET; THENCE S01° 37' 27"W, A DISTANCE OF 60.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 74 (PGA BOULEVARD) AND THE NORTHEAST CORNER OF A PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 2554, PAGE 1391, PALM BEACH COUNTY PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE, THROUGH THE FOLLOWING COURSES S88° 22' 33"E, A DISTANCE OF 722.60 FEET TO THE EAST LINE OF SAID SECTION 11; THENCE S88° 37' 35"E, THROUGH SAID SECTION 12, A DISTANCE OF 1827.88 FEET TO THE WEST LINE OF A PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 3712, PAGE 667, PALM BEACH COUNTY PUBLIC RECORDS; THENCE S01° 22' 25"W, ALONG SAID WEST LINE, A DISTANCE OF 55.00 FEET; THENCE N88° 37' 35"W, ALONG A LINE PARALLEL WITH AND 115.00 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 12, A DISTANCE OF 1828.02 FEET TO THE WEST LINE OF SAID SECTION 12; THENCE N88° 22' 33"W, ALONG A LINE PARALLEL WITH AND 115.00 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 11, A DISTANCE OF 722.69 FEET TO THE EAST LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 2554, PAGE 1391; THENCE N01° 37' 27"E, ALONG SAID EAST LINE A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.220 ACRES, MORE OR LESS.

CERTIFICATION

(NOT VALID UNLESS SEALED WITH EMBOSSED SURVEYOR'S SEAL)

I HEREBY CERTIFY that the Description and Sketch of the property shown hereon was completed under by direction on SEPT. 10, 1991, and that said description is true and correct to the best of my knowledge and belief.

I FURTHER CERTIFY that this Description and Sketch meets the MINIMUM TECHNICAL STANDARDS FOR SURVEYS set forth by the FLORIDA BOARD OF LAND SURVEYORS pursuant to Section 472.027 Florida State Statutes.

Date of Signature 1-21-92

William F. Divine, V.P.
Registered Land Surveyor
Florida Certificate No. 4190

THIS IS NOT A SURVEY

PALM BEACH COUNTY, FLORIDA

REVISED 12-10-91

| | | | | |
|---|---|---|---|---|
| DSGN. | SCALE | Hutcheon Engineers<br>CIVIL ENGINEERS & SURVEYORS<br>4431 EMBARCADERO DRIVE, WEST PALM BEACH, FL. 33407<br>N EAST OSCEOLA, STUART, FL. 34994 | AUG.1991<br>DATE | SHEET |
| DRW. BTB | NOTEBOOK NO. PG. | | FILE & DRW. No. 5192.46 | OF |
| CK. WFD | | | | 1 2 |

Return to: (enclose self-addressed stamped envelope)

Name

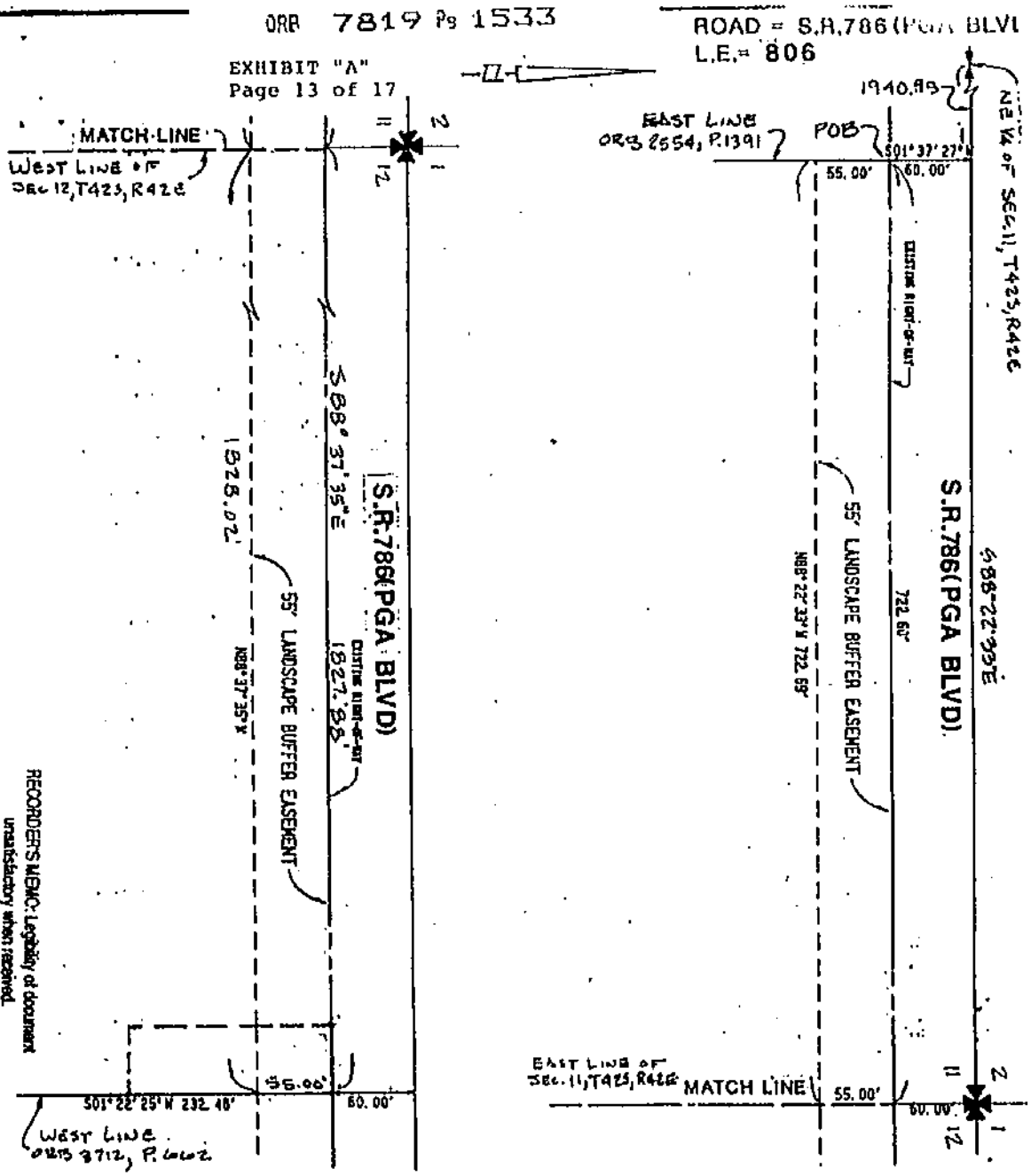
Address

ORB 8606 Pg 795

Property Appraisers Parcel Identification (Folio) Number(s):

ORB 7819 Pg 1533

EXHIBIT "A"
Page 13 of 17




THIS IS NOT A SURVEY

PALM BEACH COUNTY - FLORIDA

REVISED 12-10-91

| | | | | |
|---|---|---|---|---|
| DSGN. | SCALE 1"= 60' | **Hutcheon Engineers** | AUG.1991 | SHEET |
| DRW. BTB | NOTEBOOK NO. PG. | CIVIL ENGINEERS & SURVEYORS | DATE | OF |
| CK. WFD | | 4421 EMBARCADERO DRIVE, WEST PALM BEACH, FL.33407 | FILE & DRW. No. | 2 2 |
| | | 11 EAST OSCEOLA, STUART, FL. 34994 | 5192.46 | |

PARCEL: 807

EXHIBIT "A"
Page 14 of 17

ROAD = S.R.786 (PGA BLVI

ORB 7819 Pg 1534

LEGAL DESCRIPTION
LANDSCAPE BUFFER EASEMENT

ORB 8606 Pg 796

BEING A PARCEL OF LAND LYING IN SECTION 1, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 1, THENCE S88° 37' 35"E, ALONG THE SOUTH LINE OF SAID SOUTHWEST ONE-QUARTER, A DISTANCE OF 250.01 FEET; THENCE N01° 55' 57"E, ALONG A LINE PARALLEL WITH AND 250.00 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST ONE-QUARTER, A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 74 (PGA BOULEVARD) AND THE POINT OF BEGINNING; THENCE CONTINUE N01° 55' 57"E, ALONG SAID PARALLEL LINE, A DISTANCE OF 55.00 FEET; THENCE S88° 37' 35"E, ALONG A LINE PARALLEL WITH AND 115.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST ONE-QUARTER, A DISTANCE OF 1779.13 FEET TO THE WEST LINE OF GARDEN LAKE AND GARDEN SQUARE SHOPS AS RECORDED IN PLAT 34, PAGES 139 THRU 145, PALM BEACH COUNTY PUBLIC RECORDS; THENCE S00° 25' 16"W, ALONG SAID WEST LINE, A DISTANCE OF 55.01 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE; THENCE N88° 37' 35"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 1780.38 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.247 ACRES, MORE OR LESS.

**CERTIFICATION**

(NOT VALID UNLESS SEALED WITH EMBOSSED SURVEYOR'S SEAL)

I HEREBY CERTIFY that the Description and Sketch of the property shown hereon was completed under by direction on SEPT. 10, 1991, and that said description is true and correct to the best of my knowledge and belief.

I FURTHER CERTIFY that this Description and Sketch meets the MINIMUM TECHNICAL STANDARDS FOR SURVEYS set forth by the FLORIDA BOARD OF LAND SURVEYORS pursuant to Section 472.027 Florida State Statutes.

Date of Signature 1-21-92

Wilbur F. Divine, V
Registered Land Surveyor
Florida Certificate No. 4190

RECORDER'S MEMO: Legibility of document unsatisfactory when received.

THIS IS NOT A SURVEY

PALM BEACH COUNTY, FLORIDA

REVISED 12-10-91

| | | | | |
|---|---|---|---|---|
| DSGN. | SCALE | **Hutcheon Engineers** CIVIL ENGINEERS & SURVEYORS 4431 EMBARCADERO DRIVE, WEST PALM BEACH, FL. 33407 11 EAST OSCEOLA, STUART, FL. 34994 | AUG.1991 DATE | SHEET |
| DRW. BTB | NOTEBOOK NO. PG. | | FILE & DRW. No. 5192.46 | OF |
| CK. WFD | | | | 1 2 |

Return to: (enclose self addressed stamp)

Name

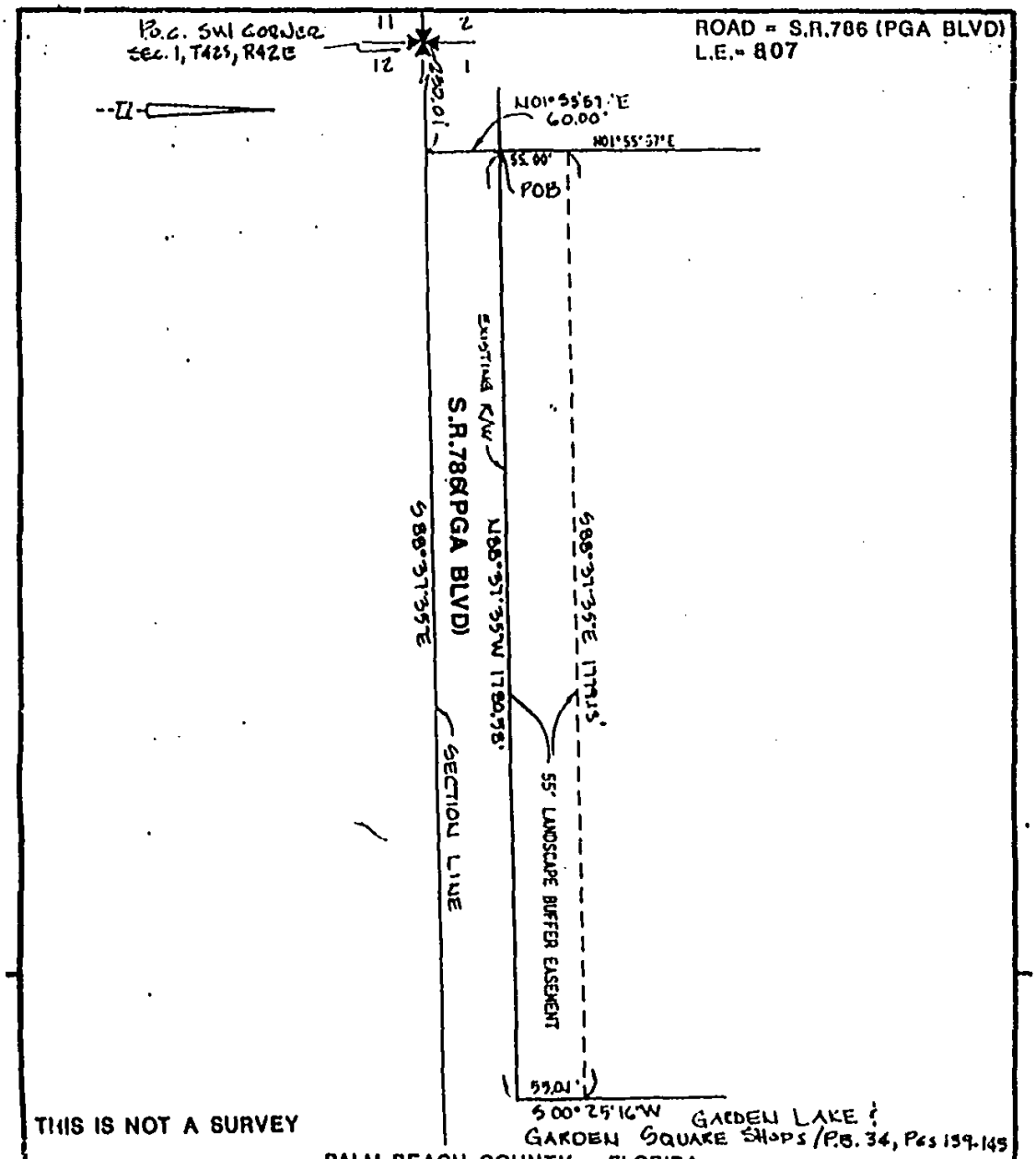
Address

EXHIBIT "A"
PAGE 15 of 17

ORB 7819 Pg 1535
RECORD VERIFIED DOROTHY H WILKEN
CLERK OF THE COURT - PB COUNTY, FL

ORB 8606 Pg 797

Property Appraisers Parcel Identification (Folio) Number(s):




| | | | | |
|---|---|---|---|---|
| DSGN. | SCALE 1"= 60' | **Hutcheon Engineers** | AUG.1991 | SHEET |
| DRW. BTB | NOTEBOOK NO. PG. | CIVIL ENGINEERS & SURVEYORS | FILE & DRW. No. | OF |
| CK. WFD | | 4431 EMBARCADERO DRIVE, WEST PALM BEACH, FL. 33407 | 5192.46 | 2 2 |
| | | 8 EAST OSCEOLA, STUART, FL. 34994 | | |

2.4.92 dw

RECORDER'S MEMO: Legibility of document unsatisfactory when received.

Mon Aug 8 08:08:14 1994 npbc\npbcsk22

npbc npbcsk22

ORB 8606 Pg 798

# LEGAL DESCRIPTION

A Parcel of land situate in the Northwest One-Quarter (NW 1/4) of Section 11, Township 42 South, Range 42 East, being more particularly described as follows:

COMMENCING at the Northwest corner of Section 11, Township 42 South, Range 42 East; thence along the North line of said Section 11, SOUTH 88-22-38 EAST, a distance of 600.70 feet; thence departing from said North line, SOUTH 01-37-22 WEST, a distance of 100.00 feet to intersect the North Right-of-Way line of PGA Boulevard at the West boundary line of a Landscape Buffer Easement as recorded in Official Record Book 7819 at pages 1517 through 1535, inclusive of the Public Record of Palm Beach County, Florida at the POINT OF BEGINNING.

From the POINT OF BEGINNING; thence departing from said North Right-of-Way line of PGA Boulevard and along said West boundary line and continuing along a portion of the South boundary line of said Landscape Buffer Easement, SOUTH 01-37-22 WEST, a distance of 5.00 feet; thence SOUTH 88-22-38 EAST, a distance of 206.77 feet; thence departing said South boundary line, SOUTH 77-35-11 WEST, a distance of 206.15 feet; thence NORTH 88-22-38 WEST, a distance of 21.77 feet; thence NORTH 01-37-22 EAST, a distance of 55.00 feet to intersect the aforementioned South Right-of-Way line of PGA Boulevard; thence along said South Right-of-Way line, SOUTH 88-22-38 EAST, a distance of 15.00 feet to the POINT OF BEGINNING.

The above parcel contains 6163 square feet or 0.141 acre of land, more or less.

Subject to easements, rights-of-way, and/or reservations of record, if any.

Bearings refer to the North line of Section 11, Township 42 South, Range 42 East, Palm Beach County, Florida, said line being SOUTH 88-22-38 EAST.

SURVEYOR'S CERTIFICATION

I hereby certify that the legal description shown hereon and the sketch attached hereto does not constitute or represent a survey of the subject premises and that the data meets the minimum technical standards as set forth by the Florida Board of Professional Land Surveyors pursuant to Section 472.027, Florida Statutes and Chapter 61G17-6.006(1), of the Florida Administrative Code.

Mary Hanna Clodfelter
Professional Land Surveyor
Florida Certificate No. 4763

Information shown hereon does not constitute, nor does it represent, a survey of the subject premises.

NOT VALID WITHOUT ACCOMPANYING SKETCH.
SEE SHEET 2 OF 2

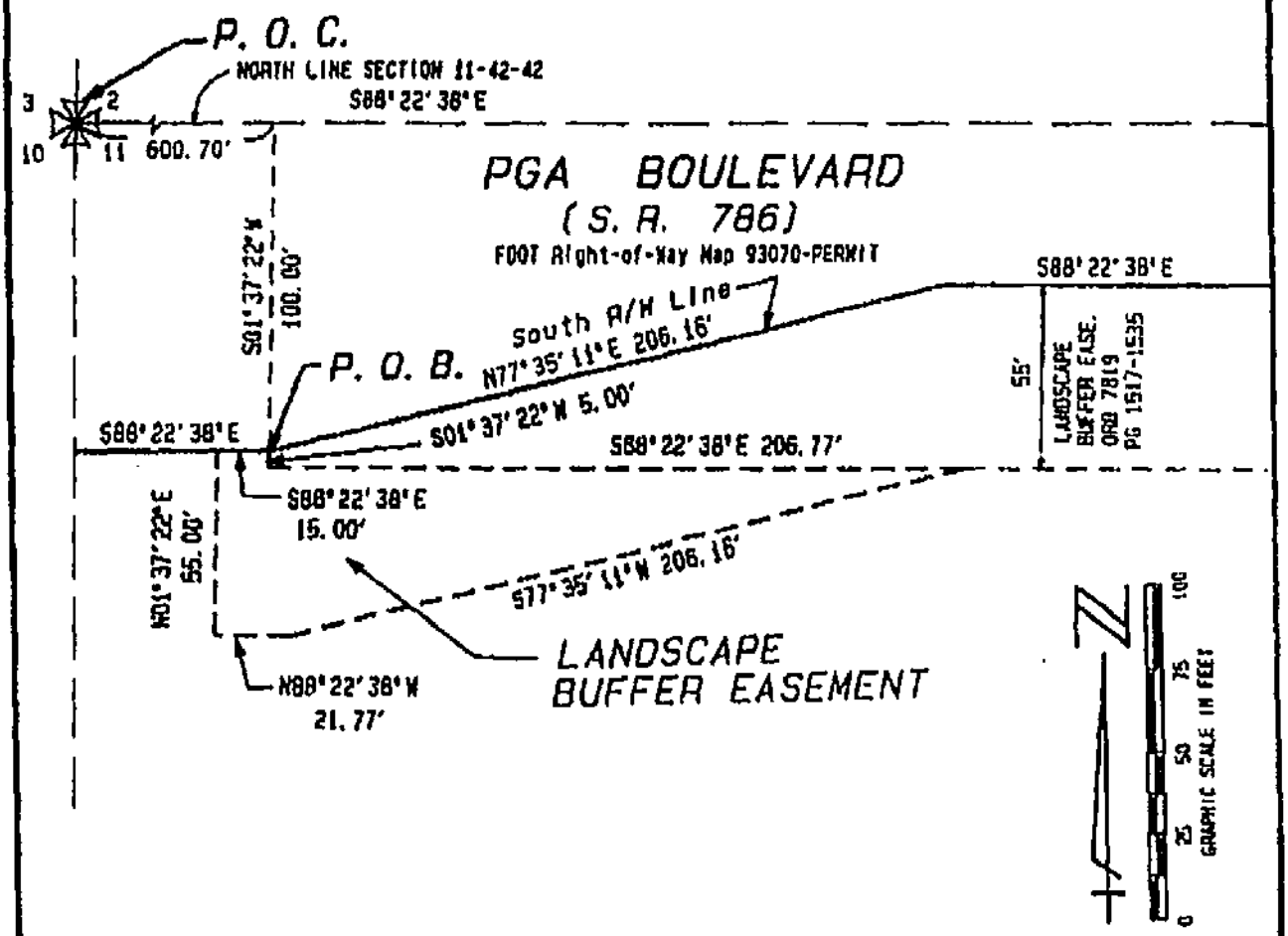
Sheet 1 of 2
Sect. 11; T42S; R42E

| | | | |
|---|---|---|---|
| REV: | MOCK, ROOS & ASSOCIATES, INC. | LANDSCAPE BUFFER EASEMENT | SCALE: 1" = 50' |
| FIELD: | ENGINEERS • SURVEYORS • PLANNERS | | DATE: 8-8-94 |
| DRAWN: MH CLODFELTER | 5720 CORPORATE WAY | Northern Palm Beach County | P.A. NO. N3112.11 |
| APPROVED: | WEST PALM BEACH, FLORIDA 33407 | Water Control District | DR. NO. A-2594 |
| | Phone: 407 683-3113 Fax: 407 478-7248 | Unit of Development No. 31 | |

Mon Aug 8 09:08:38 1994 npbc\npbcsk22

npbc npbcsk22

ORB 8606 Pg 799




Bearings shown are based on the North line of Section 11, Township 42 South, Range 42 East, Palm Beach County, Florida, bearing being SOUTH 88-22-38 EASE.

Information shown hereon does not constitute, nor does it represent, a survey of the subject premises.

Sheet 2 of 2
Sect. 11; T42S; R42E

| | | | |
|---|---|---|---|
| REV: | MOCK, ROOS & ASSOCIATES, INC. ENGINEERS • SURVEYORS • PLANNERS 5720 CORPORATE WAY WEST PALM BEACH, FLORIDA 33407 Phone: 407 683-3113 Fax: 407 478-7248 | LANDSCAPE BUFFER EASEMENT Northern Palm Beach County Water Control District Unit of Development No. 31 | SCALE: 1" = 50' |
| FIELD: | | | DATE: 8-8-94 |
| DRAWN: MH CLOOFELTER | | | P. A. NO. N3112.11 |
| APPROVED: | | | DR. NO. A-2894 |

RECORDER'S MEMO: L... of document

**PARKWAY IMPROVEMENTS**

(a) Landscape and street lighting improvements which shall include but is not limited to: (i) bulbs, (ii) lighting structures and fixtures, (iii) wiring and conduits, (iv) control panels, (v) meters, and (vi) landscape poles and posts.

(b) Irrigation and sprinkler system, including but not limited to: (i) sprinkler heads, (ii) piping, (iii) valves, (iv) meters, and (v) control panels for irrigation system.

(c) Trees, palms shrubs, flowering plants and grasses.

(d) Sidewalks and/or pathways.

(e) Benches and streetscape furniture.

(f) Information and/or warning signage and placement markers.

(g) Other improvements which are generally consistent with the City's overall Comprehensive Plan.

EXHIBIT "B"

J:\Legal\DJE5645

**RESOLUTION NO. 2026-03**

**RESOLUTION OF THE BOARD OF SUPERVISORS OF NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ON THE RELEASE OF AN EASEMENT**

WHEREAS, Northern Palm Beach County Improvement District is an independent special district duly organized and validly existing under the Constitution and laws of the State of Florida, including applicable provisions of Chapter 298, Florida Statutes, and Chapter 2000-467, Laws of Florida, as amended and supplemented (together the "Act"); and

WHEREAS, on or about January 25, 1995, an Amended and Restated Grant of Easement (the "Easement") was granted by the JOHN D. AND CATHERINE T. MacARTHUR FOUNDATION to the Northern Palm Beach County Water Control District, which is now known as the Northern Palm Beach County Improvement District (the "District"); and

WHEREAS, the Easement was recorded on February 2, 1995 in Official Record Book 8606 Page 774 of the Clerk of the Circuit Court and Comptroller for Palm Beach County, Florida; and

WHEREAS, the District has never exercised any of the duties, powers or authority granted to it in the Easement nor does the District ever intend to exercise such duties, powers and authority; and

WHEREAS, District Staff and General Counsel have advised that (a) the Easement is no longer needed by the District for its intended purpose, (b) release of the Easement will not adversely affect existing public utilities or drainage, (c) the District has not adopted a Plan of Improvement for implementation of the Easement and (d) without adoption of a Plan of Improvement and a Report of Engineer, the District does not have a financial means of implementing the duties or powers granted to the District in the Easement; and

WHEREAS, it is the recommendation of General Counsel and Staff that the Easement be released and terminated.

NOW, THEREFORE, be it resolved by the Board of Supervisors of Northern Palm Beach County Improvement District as follows:

(1) The Board has considered the information presented by its Staff and General Counsel and in reliance thereon finds that (a) the Easement is no longer needed by the District for its intended purpose, (b) release of the Easement will not adversely affect public utilities or drainage, (c) the District has not adopted a Plan of Improvement for implementation of the Easement and (d) without adoption of a Plan of Improvement and a Report of Engineer, the District does not have a financial means of implementing the duties or powers granted to the District in the Easement.

(2) That the Easement is hereby released and terminated.

(3) That the President or Vice-President of the District are hereby authorized to execute the Release and Termination that is attached hereto as Exhibit "A".

(4) That General Counsel is hereby directed to record the Release and Termination, once executed, with the Clerk of the Circuit Court and Comptroller for Palm Beach County, Florida.

(5) That all Northern Palm Beach County Improvement District resolutions or parts of resolutions in conflict herewith are hereby repealed.

(6) This Resolution shall take effect immediately upon its adoption.

THIS RESOLUTION PASSED AND WAS ADOPTED BY THE BOARD OF SUPERVISORS FOR NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT THIS 22ND DAY OF APRIL, 2026.

[DISTRICT SEAL]

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

By:_____
Matthew Boykin, President

ATTEST: _____
Assistant Secretary

# Exhibit “A”

[See Attached Release and Termination of Easement]

This Instrument Prepared by
and to be Returned to:

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

# RELEASE AND TERMINATION OF EASEMENT

THIS RELEASE AND TERMINATION OF EASEMENT (the “Release”) is being issued by the NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, an independent special district of the State of Florida (hereinafter referred to as the "District") whose street address is 359 Hiatt Drive, Palm Beach Gardens, Florida 33418.

## WITNESSETH

WHEREAS, on or about January 25, 1995, an Amended and Restated Grant of Easement (the “Easement”) was granted by the JOHN D. AND CATHERINE T. MacARTHUR FOUNDATION to the Northern Palm Beach County Water Control District, which has since been renamed as the Northern Palm Beach County Improvement District; and

WHEREAS, the Easement was recorded on February 2, 1995 in Official Record Book 8606 Page 774 of the Clerk of the Circuit Court and Comptroller for Palm Beach County, Florida; and

WHEREAS, the District has never exercised the duties, powers and authority granted to it in the Easement nor does the District ever intend to exercise such duties, powers and authority; and

WHEREAS, the District intends by this instrument to release and terminate the Easement, including specifically any duties, powers, authority or obligations, if any, therein assumed or granted to the District, pursuant to its duly approved Resolution No. 2026-03 on April 22, 2026.

NOW THEREFORE, the District does hereby release and terminate the Easement, including any duties, powers, authority or obligations, if any, therein assumed or granted to the District, that was recorded in Official Record Book 8606 Page 774 of the Clerk of the Circuit Court and Comptroller for Palm Beach County, Florida.

THIS RELEASE AND TERMINATION OF EASEMENT WAS EXECUTED BY THE DISTRICT THIS 22ND DAY OF APRIL, 2026.

(DISTRICT SEAL)

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

ATTEST:

By: _____

_____
Assistant Secretary

Print: _____

Title: _____

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of □ physical presence or □ online notarization, this _____ day of April, 2026 by _____as the _____ of the Northern Palm Beach County Improvement District.

(Notary Seal)

_____
Notary Public State of Florida

_____
Print/Type/Stamp Name

□ Personally Known OR □ Produced Identification
Type of Identification Produced _____.

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
Ellen T. Baker
L. Marc Cohn
Brian J. LaMotte
Gregory Block

**DATE:** April 22, 2026

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

**THROUGH:** C. Danvers Beatty, P.E., Executive Director

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

---

**Community Relations**

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

   Leadership Palm Beach County
   Palm Beach County Local Mitigation Strategy (LMS)
   Safety Council of Palm Beach County

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

| | |
|---|---|
| Unit No. 2 | Frenchman's Creek |
| Unit No. 3 | Horseshoe Acres/Square Lake |
| Unit No. 11 | PGA National |
| Unit No. 14 | Eastpointe |
| Unit No. 16 | Palm Beach Park of Commerce |
| 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. Representatives from Northern's Safety Committee attended the Annual Safety Council Awards Luncheon on April 9 at the West Palm Beach Marriott. Northern received Awards of Excellence for Worker Safety and Vehicle Safety.

4. Katie Roundtree participated in a Leadership Palm Beach County Grow Selection Committee Meeting on April 14.

**Training**

1. Lucas Schaffer attended the 2026 Florida Vegetation Management Association Annual Conference held at the Hilton Daytona Beach Oceanfront Resort from March 31 through April 2.

2. Ken Roundtree participated in a South Florida Water Management District Local Contact Notification System Test Session conducted on April 14.

**Media**

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

   Unit No. 9A/9B, Abacoa newsletter;
   Unit No. 11, PGA National CAN newsletter; and
   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
Director of Finance and Administration
Northern Palm Beach County Improvement District

## Gopher Tortoises

Gopher tortoises are one of five North American tortoise species and one of the oldest living species on the planet. They are the only tortoise found naturally east of the Mississippi River. It is a State-designated Threatened species in Florida and is found in parts of all 67 Florida counties. The gopher tortoise is about nine to eleven inches long when fully grown and is a tan, brown or gray color. Juveniles tend to be lighter brown and yellow-orange. Once they reach adulthood, they can live almost 90 years! They are identifiable by their stumpy, elephant-like hind feet and flattened, shovel-like forearms covered in thick scales. These shovel-like forearms are used to dig extensive burrows for homes.

As their name insinuates, gopher tortoises spend almost 80% of their time in burrows. Burrows average about fifteen feet long and about six and a half feet deep. Gopher tortoises are ectotherms which depend on their environment to maintain their body temperature. Their burrows help maintain a stable temperature and protect them from extreme temperatures and fire. Here in South Florida, they are active all year round. In contrast, in colder parts of Florida, they remain in their burrows during cold winter months. Gopher tortoises are keystone species because their burrows provide shelter and provide refuge for more than 350 other species, such as burrowing owls, mice, indigo snakes, rabbits, opossums, foxes, gopher frogs and invertebrates.

Because of their burrowing needs, they prefer well-drained, sandy soils in habitats such as longleaf pine sandhills, scrub, pine flatwoods, dry prairies and coastal dunes. They are also found in urban areas, as many of their natural habitats have been developed by humans. A habitat with well-drained soil, abundant plants to forage, and open sunny areas is ideal for gopher tortoises. Gopher tortoises are herbivorous and feed on low-growing plants. They may drink water pooled after rainstorms, but most of their water needs are supplied from the plants they eat.

Locally, there are large populations of gopher tortoises in preserves maintained by Northern within Abacoa and Botanica. Some of Abacoa's preserves have trails within them where you may catch a glimpse of a tortoise. Northern's environmental team works hard to maintain these pristine natural lands so that native animals and plants can thrive for years to come.

As you enjoy the preserves, please keep in mind that fences and gates are there to prevent unwanted animals from entering, as well as tortoises from leaving and potentially being harmed. Please keep all gates closed after entering or leaving the preserves and report any damaged gates or fences to your HOA or Northern Palm Beach County Improvement District.

Because gopher tortoises are protected in Florida, handling and relocation of gopher tortoises is illegal unless conducted under a valid permit issued by the Florida Fish and Wildlife Conservation Commission (FWC). An FWC relocation permit must be obtained before disturbing burrows and conducting construction activities. Lucas Schaffer, Northern's Environmental Manager, has taken courses and is certified as a Gopher Tortoise Authorized Agent. As such, he is allowed by the FWC to survey, trap, transport and relocate tortoises as necessary.

It is illegal to kill, harass or destroy gopher tortoises; however, if you see a tortoise crossing a busy road, FWC grants permission to move the gopher tortoise across the road *in the same direction as it was heading as long as it is safe for you to do so*. Do not move the tortoise to another location or put it in a car, as this constitutes illegal possession. If you see a sick or injured tortoise, contact a local wildlife rehabilitator, such as Busch Wildlife Sanctuary, at 561-575-3399 for assistance. Source: myfwc.org

Fun fact: April 10 is Gopher Tortoise Day! On this day every year we raise awareness and appreciation for the gopher tortoise and all the benefits they provide to the ecosystem. You can help celebrate Gopher Tortoise Day by hosting an event in your community, asking your local city or county commission to formally adopt April 10 as Gopher Tortoise Day, and educating others on the importance of protecting gopher tortoises. Or simply admire a gopher tortoise from a distance and observe how amazing these animals are!

NPDES Tip: Do not pile garbage, trash, leaves, limbs or garden debris in swales- this adds pollutants which can wash into downstream waters. Do not park vehicles in the swale- this compacts the soil so less runoff soaks in.

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
Ellen T. Baker
L. Marc Cohn
Brian J. LaMotte
Gregory Block

**DATE:** April 22, 2026

**FROM:** Katie Roundtree, Director of Finance and Administration

**THROUGH:** C. Danvers Beatty, P.E., Executive Director

**RE:** Consider Debt Finance Committee Recommendation

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The Debt Finance Committee met on April 9, 2026 to discuss the following item:

**Consider Selection of Bond Underwriter Pool**

**Background**

A notice of Request for Qualifications (RFQ) for Bond Underwriting Services was published on DemandStar on February 26, 2026, and was also available on Northern's website. Responses were due by 2:00 PM on March 26, 2026.

Northern received 11 responses from the following underwriters prior to the submittal cutoff date:

- Academy Securities
- Hilltop Securities
- Jefferies LLC
- MBS Capital Markets, LLC
- Raymond James
- RBC Capital Markets, LLC
- Stifel, Nicolaus & Company
- Siebert Williams Shank & Co., LLC
- TRB Capital Markets, LLC
- Truist Securities
- Wells Fargo Corporate & Investment Banking

Northern's Financial Advisor, PRAG, and Staff reviewed the submitted proposals. Matthew Sansbury from PRAG summarized the proposals for the required criteria to highlight the

information within the proposals. All firms that responded were qualified to perform underwriting services for the District in either a senior manager or co-manager position. The Committee discussed the differences in the proposals and the needs of the District within the next five to seven years. They determined that a pool of three to six firms would be an appropriate size for the District's needs.

**Recommendation**

By motion unanimously approved, the Committee recommends that the Board of Supervisors include the following firms in Northern's Bond Underwriting Pool:

- Jefferies LLC
- MBS Capital Markets, LLC
- Raymond James
- RBC Capital Markets, LLC
- Truist Securities

If approved, the pool of underwriters will be utilized by the District for a period of five (5) years for the provision of services which may be extended for two (2) additional one-year periods upon mutual agreement of all parties, for a potential total length of seven (7) years.

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# EXECUTIVE SUMMARY

**TO:** Matthew J. Boykin
Ellen T. Baker
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Gregory Block

**DATE:** April 22, 2026

**FROM:** Laura L. Ham, Budget & Tax Roll Manager

**THROUGH:** C. Danvers Beatty, P.E., Executive Director

**RE:** Assessments Received to Date Status Report

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Attached is the "Tax Collection Status" report with receipts to date for the 2025-2026 fiscal year. The Assessments Received to Date Report shows year-to-date collections of $41,801,137 representing a 97.64% collected rate.

A comparison to prior year distributions is shown in the table below:

| Through April | | | |
|---|---|---|---|
| Fiscal Year Ending | Total Budget $ | YTD Collected $ | Total YTD Collected % of Budget |
| 2026 | $ 42,812,111 | $ 41,801,137 | 97.64% |
| 2025 | $ 40,998,891 | $ 40,168,212 | 97.97% |
| 2024 | $ 39,215,841 | $ 38,253,390 | 97.55% |
| 2023 | $ 35,922,095 | $ 35,326,515 | 98.34% |
| 2022 | $ 34,164,263 | $ 33,627,567 | 98.43% |
| 2021 | $ 31,694,504 | $ 31,215,078 | 98.49% |
| 2020 | $ 32,069,289 | $ 29,267,909 | 91.26% |
| 2019 | $ 30,878,079 | $ 30,266,580 | 98.02% |
| 2018 | $ 30,395,272 | $ 29,870,636 | 98.27% |
| 2017 | $ 29,851,907 | $ 29,026,808 | 97.24% |
| 2016 | $ 24,785,265 | $ 24,241,260 | 97.81% |

The next expected distribution is scheduled for May 6, 2026.

**Northern Palm Beach County Improvement District**

Summary Budget Comparison

From 10/1/2025 Through 9/30/2026

| Account Title | YTD Actual | YTD Budget | Difference | % Collected | % Uncollec... |
|---|---|---|---|---|---|
| UNIT 1 - MAINTENANCE FUND | 71,219.68 | 75,556.00 | (4,336.32) | 94.26% | 5.73% |
| UNIT 2 - MAINTENANCE FUND | 416,015.73 | 426,291.00 | (10,275.27) | 97.58% | 2.41% |
| UNIT 2A - MAINTENANCE FUND | 181,340.79 | 185,826.00 | (4,485.21) | 97.58% | 2.41% |
| UNIT 2A - DEBT FUND | 342,011.24 | 350,480.00 | (8,468.76) | 97.58% | 2.41% |
| UNIT 2C - MAINTENANCE FUND | 865,389.12 | 883,050.00 | (17,660.88) | 98.00% | 1.99% |
| UNIT 2C - DEBT SERVICE FUND | 4,902,737.05 | 5,003,773.00 | (101,035.95) | 97.98% | 2.01% |
| UNIT 3 - MAINTENANCE FUND | 460,613.33 | 471,166.00 | (10,552.67) | 97.76% | 2.23% |
| UNIT 3A - MAINTENANCE FUND | 386,907.67 | 391,926.00 | (5,018.33) | 98.71% | 1.28% |
| UNIT 3A - DEBT FUND | 412,338.44 | 417,687.00 | (5,348.56) | 98.71% | 1.28% |
| UNIT 4 - MAINTENANCE FUND | 648,404.44 | 678,998.00 | (30,593.56) | 95.49% | 4.50% |
| UNIT 5 - MAINTENANCE FUND | 527,175.34 | 540,178.00 | (13,002.66) | 97.59% | 2.40% |
| UNIT 5A - MAINTENANCE FUND | 1,035,156.01 | 1,049,544.00 | (14,387.99) | 98.62% | 1.37% |
| UNIT 5B - MAINTENANCE FUND | 441,065.68 | 452,653.00 | (11,587.32) | 97.44% | 2.55% |
| UNIT 5C - MAINTENANCE FUND | 67,534.77 | 69,006.00 | (1,471.23) | 97.86% | 2.13% |
| UNIT 5D - MAINTENANCE FUND | 214,102.13 | 219,907.00 | (5,804.87) | 97.36% | 2.63% |
| UNIT 7 - MAINTENANCE FUND | 149,171.85 | 153,528.00 | (4,356.15) | 97.16% | 2.83% |
| UNIT 9 - MAINTENANCE FUND | 153,152.09 | 155,783.00 | (2,630.91) | 98.31% | 1.68% |
| UNIT 9A - MAINTENANCE FUND | 1,582,632.76 | 1,624,117.00 | (41,484.24) | 97.44% | 2.55% |
| UNIT 9A - DEBT FUND | 2,752,335.29 | 2,824,488.00 | (72,152.71) | 97.44% | 2.55% |
| UNIT 9B - MAINTENANCE FUND | 1,227,003.34 | 1,262,073.00 | (35,069.66) | 97.22% | 2.77% |
| UNIT 9B - DEBT FUND | 1,262,338.43 | 1,298,421.00 | (36,082.57) | 97.22% | 2.77% |
| UNIT 11 - MAINTENANCE FUND | 3,622,091.33 | 3,721,209.00 | (99,117.67) | 97.33% | 2.66% |
| UNIT 12 - MAINTENANCE FUND | 83,893.14 | 85,620.00 | (1,726.86) | 97.98% | 2.01% |
| UNIT 12A - MAINTENANCE FUND | 31,208.07 | 31,838.00 | (629.93) | 98.02% | 1.97% |
| UNIT 14 - MAINTENANCE FUND | 1,073,961.38 | 1,170,620.00 | (96,658.62) | 91.74% | 8.25% |
| UNIT 15 - MAINTENANCE FUND | 1,087,999.52 | 1,128,822.00 | (40,822.48) | 96.38% | 3.61% |
| UNIT 16 - MAINTENANCE FUND | 1,741,869.01 | 1,758,965.00 | (17,095.99) | 99.02% | 0.97% |
| UNIT 16 - DEBT FUND | 290,863.23 | 293,718.00 | (2,854.77) | 99.02% | 0.97% |
| UNIT 18 - MAINTENANCE FUND | 2,359,349.27 | 2,428,225.00 | (68,875.73) | 97.16% | 2.83% |
| UNIT 19 - MAINTENANCE FUND | 614,997.49 | 629,700.00 | (14,702.51) | 97.66% | 2.33% |
| UNIT 19A - MAINTENANCE FUND | 27,221.30 | 27,606.00 | (384.70) | 98.60% | 1.39% |
| UNIT 20 - MAINTENANCE FUND | 123,698.39 | 127,139.00 | (3,440.61) | 97.29% | 2.70% |
| UNIT 21 - MAINTENANCE FUND | 946,941.47 | 960,437.00 | (13,495.53) | 98.59% | 1.40% |
| UNIT 23 - MAINTENANCE FUND | 433,196.97 | 439,283.00 | (6,086.03) | 98.61% | 1.38% |
| UNIT 24 - MAINTENANCE FUND | 393,316.08 | 401,598.00 | (8,281.92) | 97.93% | 2.06% |
| UNIT 27B - MAINTENANCE FUND | 199,340.78 | 201,998.00 | (2,657.22) | 98.68% | 1.31% |
| UNIT 27B - DEBT FUND | 227,960.53 | 230,827.00 | (2,866.47) | 98.75% | 1.24% |
| UNIT 29 - MAINTENANCE FUND | 107,745.06 | 108,996.00 | (1,250.94) | 98.85% | 1.14% |
| UNIT 31 - MAINTENANCE FUND | 1,404,192.15 | 1,428,506.00 | (24,313.85) | 98.29% | 1.70% |
| UNIT 32 - MAINTENANCE FUND | 20,723.92 | 20,724.00 | (0.08) | 99.99% | 0.00% |
| UNIT 32A - MAINTENANCE FUND | 7,787.66 | 7,788.00 | (0.34) | 99.99% | 0.00% |
| UNIT 33 - MAINTENANCE FUND | 33,766.98 | 34,200.00 | (433.02) | 98.73% | 1.26% |
| UNIT 34 - MAINTENANCE FUND | 205,826.19 | 217,533.00 | (11,706.81) | 94.61% | 5.38% |
| UNIT 38 - MAINTENANCE FUND | 79,146.39 | 85,647.00 | (6,500.61) | 92.40% | 7.59% |
| UNIT 41 - MAINTENANCE FUND | 8,297.94 | 8,808.00 | (510.06) | 94.20% | 5.79% |
| UNIT 43 - MAINTENANCE FUND | 1,305,917.88 | 1,320,561.00 | (14,643.12) | 98.89% | 1.10% |
| UNIT 43 - DEBT FUND | 1,225,832.19 | 1,240,699.00 | (14,866.81) | 98.80% | 1.19% |
| UNIT 44 - MAINTENANCE FUND | 160,715.59 | 163,387.00 | (2,671.41) | 98.36% | 1.63% |
| UNIT 44 - DEBT FUND | 572,995.42 | 582,521.00 | (9,525.58) | 98.36% | 1.63% |
| UNIT 45 - MAINTENANCE FUND | 498,201.74 | 515,294.00 | (17,092.26) | 96.68% | 3.31% |
| UNIT 45 - DEBT FUND | 263,394.72 | 272,431.00 | (9,036.28) | 96.68% | 3.31% |
| UNIT 46 - MAINTENANCE FUND | 80,606.07 | 82,988.00 | (2,381.93) | 97.12% | 2.87% |
| UNIT 46 - DEBT FUND | 774,516.41 | 796,923.00 | (22,406.59) | 97.18% | 2.81% |

**Northern Palm Beach County Improvement District**

Summary Budget Comparison

From 10/1/2025 Through 9/30/2026

| Account Title | YTD Actual | YTD Budget | Difference | % Collected | % Uncollec... |
|---|---|---|---|---|---|
| UNIT 47 - MAINTENANCE FUND | 63,076.94 | 64,241.00 | (1,164.06) | 98.18% | 1.81% |
| UNIT 49 - MAINTENANCE FUND | 107,859.85 | 107,860.00 | (0.15) | 99.99% | 0.00% |
| UNIT 51 - MAINTENANCE FUND | 41,235.04 | 44,221.00 | (2,985.96) | 93.24% | 6.75% |
| UNIT 53 - MAINTENANCE FUND | 80,550.46 | 81,799.00 | (1,248.54) | 98.47% | 1.52% |
| UNIT 53 - DEBT FUND | 3,402,194.79 | 3,454,928.00 | (52,733.21) | 98.47% | 1.52% |
| Report Difference | 41,801,136.53 | 42,812,111.00 | (1,010,974.47) | 97.64% | 2.36% |

# NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

## QUARTERLY FINANCIAL REPORT

QUARTER ENDED MARCH 31, 2026

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## Quarterly Overview of Financial Statement variance information as of 03/31/26

Variances common among all Units of Development:

- Except in the general fund, miscellaneous revenue is mainly comprised of permit/plat review and inspection fees. Expenses are presented as incurred as part of physical environment.
- Transfers out in the special revenue funds and transfers in within the general fund include quarterly allocations of personal services, insurance and administration and operation expenses.
- Debt service for most issues is paid on February first and August first each year.

Unit 5D

- Machinery & Equipment is over budget due to a generator that was ordered during this fiscal year but was budgeted in a prior year.

Unit 11

- Biological Weed Control is over budget due to a pilot project not budgeted this year, but was recommended to be done at a similar time as the dredging project in a large lake. The data from the two different methods can be compared to determine the most beneficial and cost-effective method for muck reduction in the future.
- Improvements Other Than Building is over budget due to a dredging project in order to provide better access for aerator maintenance. See note above regarding comparison with biological weed control.

Unit 12A

- Repair & Maintenance- Culverts is over budget due to an emergency weir replacement that was not budgeted. It is the main outfall for the area.

Unit 18

- Biological Weed Control is over budget due to BioBoost materials installed with new diffusers. Budgeted in a prior year.
- Intergovernmental Revenue will be less than anticipated. The City of West Palm Beach is no longer reimbursing Northern for water quality testing associated with post alum treatment.

Unit 19

- Biological Weed Control is over budget due to BioBoost materials installed. Budgeted in a prior year.

Unit 21

- Biological Weed Control is over budget due to BioBoost materials installed. Budgeted in a prior year.

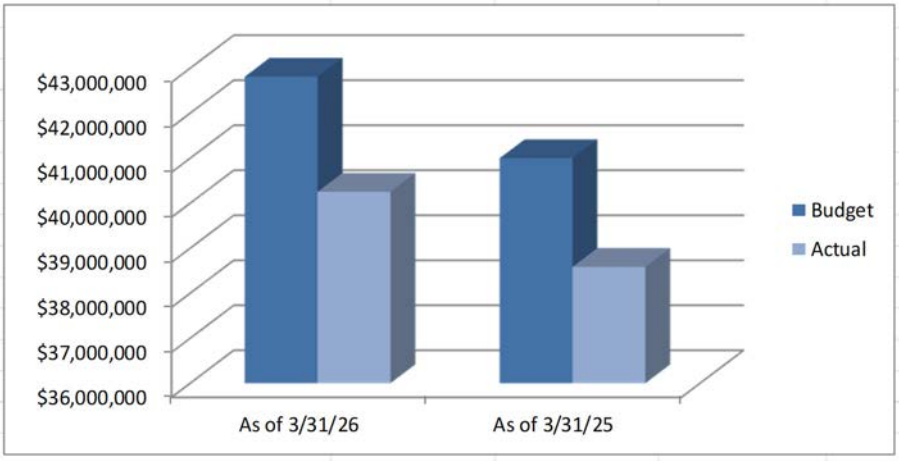
Unit 24

- Improvements Other Than Building is over budget due to control panels budgeted in a prior year that are being replaced during this fiscal year.
- Machinery & Equipment is over budget due to a new generator budgeted in the prior year, but being installed during this fiscal year.

The following graphs present assessment collections for the past two years as well as investment income for the past four years:

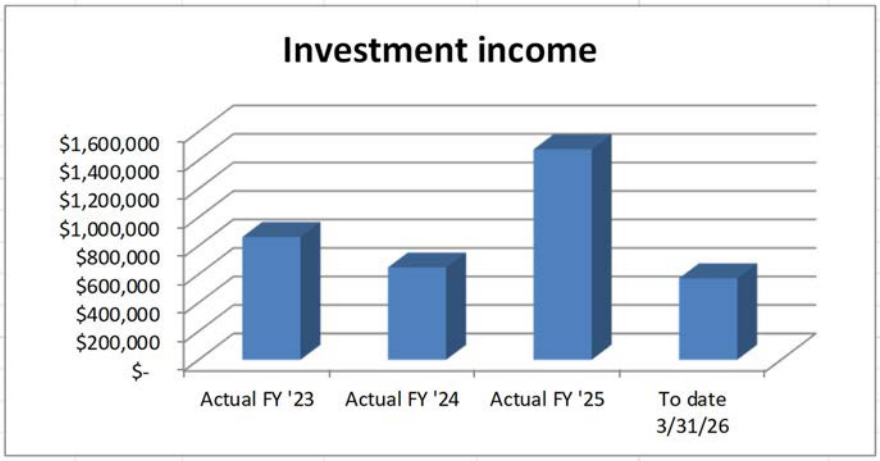
**Non Ad-Valorem Assessments**

| | Budget | Actual | $ | % |
|---|---|---|---|---|
| As of 3/31/26 | $ 42,812,111 | $ 40,253,181 | (2,558,929.73) | -6.0% |
| As of 3/31/25 | $ 40,998,891 | $ 38,584,416 | (4,585,114.63) | -11.7% |
| | | | | |
| In(De)crease from prior year - $ | 1,813,220.00 | 1,668,765.27 | | |
| In(De)crease from prior year - % | -4.2% | -4.1% | | |




**Investment income:***

| | Actual FY '23 | Actual FY '24 | Actual FY '25 | To date 3/31/26 |
|---|---|---|---|---|
| Investment income | $ 861,091 | $ 647,270 | $ 1,476,296 | 571,667 |




*Maintenance funds only

**Northern Palm Beach County Improvement District**

Summary Budget Comparison

From 10/1/2025 Through 3/31/2026

| Account Title | YTD Actual | YTD Budget | Difference | % Collected | % Uncollec... |
|---|---|---|---|---|---|
| UNIT 1 - MAINTENANCE FUND | 68,980.55 | 75,556.00 | (6,575.45) | 91.29% | 8.70% |
| UNIT 2 - MAINTENANCE FUND | 398,378.81 | 426,291.00 | (27,912.19) | 93.45% | 6.54% |
| UNIT 2A - MAINTENANCE FUND | 173,583.92 | 185,826.00 | (12,242.08) | 93.41% | 6.58% |
| UNIT 2A - DEBT FUND | 327,387.95 | 350,480.00 | (23,092.05) | 93.41% | 6.58% |
| UNIT 2C - MAINTENANCE FUND | 838,981.15 | 883,050.00 | (44,068.85) | 95.00% | 4.99% |
| UNIT 2C - DEBT SERVICE FUND | 4,752,806.61 | 5,003,773.00 | (250,966.39) | 94.98% | 5.01% |
| UNIT 3 - MAINTENANCE FUND | 446,454.45 | 471,166.00 | (24,711.55) | 94.75% | 5.24% |
| UNIT 3A - MAINTENANCE FUND | 377,839.48 | 391,926.00 | (14,086.52) | 96.40% | 3.59% |
| UNIT 3A - DEBT FUND | 402,674.18 | 417,687.00 | (15,012.82) | 96.40% | 3.59% |
| UNIT 4 - MAINTENANCE FUND | 619,313.56 | 678,998.00 | (59,684.44) | 91.20% | 8.79% |
| UNIT 5 - MAINTENANCE FUND | 508,534.97 | 540,178.00 | (31,643.03) | 94.14% | 5.85% |
| UNIT 5A - MAINTENANCE FUND | 1,020,685.98 | 1,049,544.00 | (28,858.02) | 97.25% | 2.74% |
| UNIT 5B - MAINTENANCE FUND | 416,465.83 | 452,653.00 | (36,187.17) | 92.00% | 7.99% |
| UNIT 5C - MAINTENANCE FUND | 64,347.32 | 69,006.00 | (4,658.68) | 93.24% | 6.75% |
| UNIT 5D - MAINTENANCE FUND | 204,733.45 | 219,907.00 | (15,173.55) | 93.10% | 6.89% |
| UNIT 7 - MAINTENANCE FUND | 143,901.03 | 153,528.00 | (9,626.97) | 93.72% | 6.27% |
| UNIT 9 - MAINTENANCE FUND | 149,033.19 | 155,783.00 | (6,749.81) | 95.66% | 4.33% |
| UNIT 9A - MAINTENANCE FUND | 1,538,878.47 | 1,624,117.00 | (85,238.53) | 94.75% | 5.24% |
| UNIT 9A - DEBT FUND | 2,676,242.85 | 2,824,488.00 | (148,245.15) | 94.75% | 5.24% |
| UNIT 9B - MAINTENANCE FUND | 1,195,025.75 | 1,262,073.00 | (67,047.25) | 94.68% | 5.31% |
| UNIT 9B - DEBT FUND | 1,229,440.04 | 1,298,421.00 | (68,980.96) | 94.68% | 5.31% |
| UNIT 11 - MAINTENANCE FUND | 3,448,378.54 | 3,721,209.00 | (272,830.46) | 92.66% | 7.33% |
| UNIT 12 - MAINTENANCE FUND | 80,050.29 | 85,620.00 | (5,569.71) | 93.49% | 6.50% |
| UNIT 12A - MAINTENANCE FUND | 30,203.00 | 31,838.00 | (1,635.00) | 94.86% | 5.13% |
| UNIT 14 - MAINTENANCE FUND | 1,013,508.73 | 1,170,620.00 | (157,111.27) | 86.57% | 13.42% |
| UNIT 15 - MAINTENANCE FUND | 1,036,785.43 | 1,128,822.00 | (92,036.57) | 91.84% | 8.15% |
| UNIT 16 - MAINTENANCE FUND | 1,620,535.23 | 1,758,965.00 | (138,429.77) | 92.13% | 7.86% |
| UNIT 16 - DEBT FUND | 270,602.50 | 293,718.00 | (23,115.50) | 92.13% | 7.86% |
| UNIT 18 - MAINTENANCE FUND | 2,255,482.90 | 2,428,225.00 | (172,742.10) | 92.88% | 7.11% |
| UNIT 19 - MAINTENANCE FUND | 607,463.45 | 629,700.00 | (22,236.55) | 96.46% | 3.53% |
| UNIT 19A - MAINTENANCE FUND | 26,780.44 | 27,606.00 | (825.56) | 97.00% | 2.99% |
| UNIT 20 - MAINTENANCE FUND | 116,039.68 | 127,139.00 | (11,099.32) | 91.26% | 8.73% |
| UNIT 21 - MAINTENANCE FUND | 902,229.22 | 960,437.00 | (58,207.78) | 93.93% | 6.06% |
| UNIT 23 - MAINTENANCE FUND | 414,023.41 | 439,283.00 | (25,259.59) | 94.24% | 5.75% |
| UNIT 24 - MAINTENANCE FUND | 373,940.03 | 401,598.00 | (27,657.97) | 93.11% | 6.88% |
| UNIT 27B - MAINTENANCE FUND | 192,210.65 | 201,998.00 | (9,787.35) | 95.15% | 4.84% |
| UNIT 27B - DEBT FUND | 219,533.09 | 230,827.00 | (11,293.91) | 95.10% | 4.89% |
| UNIT 29 - MAINTENANCE FUND | 105,242.14 | 108,996.00 | (3,753.86) | 96.55% | 3.44% |
| UNIT 31 - MAINTENANCE FUND | 1,339,148.24 | 1,428,506.00 | (89,357.76) | 93.74% | 6.25% |
| UNIT 32 - MAINTENANCE FUND | 20,258.59 | 20,724.00 | (465.41) | 97.75% | 2.24% |
| UNIT 32A - MAINTENANCE FUND | 7,450.00 | 7,788.00 | (338.00) | 95.65% | 4.34% |
| UNIT 33 - MAINTENANCE FUND | 31,810.86 | 34,200.00 | (2,389.14) | 93.01% | 6.98% |
| UNIT 34 - MAINTENANCE FUND | 199,325.54 | 217,533.00 | (18,207.46) | 91.63% | 8.36% |
| UNIT 38 - MAINTENANCE FUND | 75,662.34 | 85,647.00 | (9,984.66) | 88.34% | 11.65% |
| UNIT 41 - MAINTENANCE FUND | 7,955.87 | 8,808.00 | (852.13) | 90.32% | 9.67% |
| UNIT 43 - MAINTENANCE FUND | 1,269,468.04 | 1,320,561.00 | (51,092.96) | 96.13% | 3.86% |
| UNIT 43 - DEBT FUND | 1,188,769.79 | 1,240,699.00 | (51,929.21) | 95.81% | 4.18% |
| UNIT 44 - MAINTENANCE FUND | 151,115.41 | 163,387.00 | (12,271.59) | 92.48% | 7.51% |
| UNIT 44 - DEBT FUND | 538,768.22 | 582,521.00 | (43,752.78) | 92.48% | 7.51% |
| UNIT 45 - MAINTENANCE FUND | 479,034.87 | 515,294.00 | (36,259.13) | 92.96% | 7.03% |
| UNIT 45 - DEBT FUND | 253,261.33 | 272,431.00 | (19,169.67) | 92.96% | 7.03% |
| UNIT 46 - MAINTENANCE FUND | 77,082.80 | 82,988.00 | (5,905.20) | 92.88% | 7.11% |
| UNIT 46 - DEBT FUND | 742,497.15 | 796,923.00 | (54,425.85) | 93.17% | 6.82% |

**Northern Palm Beach County Improvement District**

Summary Budget Comparison

From 10/1/2025 Through 3/31/2026

| Account Title | YTD Actual | YTD Budget | Difference | % Collected | % Uncollec... |
|---|---|---|---|---|---|
| UNIT 47 - MAINTENANCE FUND | 60,928.17 | 64,241.00 | (3,312.83) | 94.84% | 5.15% |
| UNIT 49 - MAINTENANCE FUND | 107,859.85 | 107,860.00 | (0.15) | 99.99% | 0.00% |
| UNIT 51 - MAINTENANCE FUND | 38,350.92 | 44,221.00 | (5,870.08) | 86.72% | 13.27% |
| UNIT 53 - MAINTENANCE FUND | 78,584.32 | 81,799.00 | (3,214.68) | 96.07% | 3.92% |
| UNIT 53 - DEBT FUND | 3,319,150.69 | 3,454,928.00 | (135,777.31) | 96.07% | 3.92% |
| Report Difference | 40,253,181.27 | 42,812,111.00 | (2,558,929.73) | 94.02% | 5.98% |

**Northern Palm Beach County Improvement District**
**Investment Summary**
**March 31, 2026**

| | Bank Balance | | | % of Investments | Interest Rates | | |
|---|---|---|---|---|---|---|---|
| **Description** | **Current Month** | **Prior Month** | **Prior Year** | | **Current Month** | **Prior Month** | **This Month Last Year** |
| Pooled Cash Accounts: | | | | | | | |
| Wells Fargo (2) | $ 5,505,007 | $ 3,260,560 | $ 6,967,192 | 6.5% | 0.00% | 0.00% | 0.00% |
| Alt Ckg (TD Bank) | $ 3,265,406 | $ 3,260,560 | $ 3,200,398 | 3.9% | 1.75% | 1.75% | 2.20% |
| Dreyfus Govt Cash Mgmt (DR289) | $ 15,152,488 | $ 15,111,236 | $ 10,010,523 | 18.0% | 3.42% | 3.56% | 4.08% |
| Dreyfus Trsy Agy (DR521) | $ 15,152,027 | $ 15,110,817 | $ 10,010,528 | 18.0% | 3.42% | 3.56% | 4.07% |
| JP Morgan USTrsy (J3918) | $ 97 | $ 97 | $ 94 | 0.0% | 3.64% | 3.50% | 3.78% |
| JP Morgan 100 USTrsy (J3163) | $ 24,613,648 | $ 38,508,956 | $ 35,863,324 | 29.2% | 3.29% | 0.00% | 4.06% |
| Total Pooled Cash | $ 63,688,673 | $ 75,252,226 | $ 66,052,059 | | | | |
| Bond Trust Accounts (held with Bank Of New York Mellon): | | | | | | | |
| Debt Service Funds | $ 10,396,863 | $ 88,166 | $ 229,344 | 12.3% | 3.66% | 3.66% | 4.27% |
| Reserve Funds | $ 7,811,625 | $ 7,792,554 | $ 7,819,956 | 9.3% | 3.66% | 3.66% | 4.27% |
| Project Funds | $ 2,433,335 | $ 2,426,656 | $ 4,146,203 | 2.9% | 3.66% | 3.66% | 4.27% |
| Total Trust Monies | $ 20,641,823 | $ 10,307,376 | $ 12,195,503 | | | | |
| GRAND TOTAL | $ 84,330,496 | $ 85,559,602 | $ 78,247,562 | | | | |

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:

| | LIMITS PER INVESTMENT POLICY | | |
|---|---|---|---|
| **Portfolio Composition** | **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- General Fund (Cash Basis)

GEN - General Fund

From 10/1/2025 Through 3/31/2026

| | Current Year Actual | Total Budget - Original | Total Budget Variance - Original |
|---|---|---|---|
| Revenues: | | | |
| Non-ad valorem assessments | 0.00 | 0.00 | 0.00 |
| Intergovernmental revenues | 0.00 | 0.00 | 0.00 |
| Investment income | 10,268.16 | 0.00 | 10,268.16 |
| Miscellaneous | 181.65 | 0.00 | 181.65 |
| Total Revenues: | 10,449.81 | 0.00 | 10,449.81 |
| Expenditures: | | | |
| Physical Environment | | | |
| ADM/OPS SALARIES | 1,238,035.76 | 2,800,734.00 | 1,562,698.24 |
| ENGINEERING FEES | 2,720.00 | 35,000.00 | 32,280.00 |
| LEGAL SERVICES | 43,524.87 | 110,000.00 | 66,475.13 |
| IT Services | 53,407.71 | 85,632.00 | 32,224.29 |
| MOWING & LANDSCAPE MAINTENANCE | 23,868.75 | 55,976.00 | 32,107.25 |
| ELECTRICITY | 7,330.88 | 30,744.00 | 23,413.12 |
| INSURANCE-GENERAL | 425,621.20 | 470,142.00 | 44,520.80 |
| REPAIR & MAINT-BLDG | 35,317.00 | 80,000.00 | 44,683.00 |
| R & M - HVAC REPAIRS | 5,890.45 | 50,000.00 | 44,109.55 |
| PUBLIC INFORMATION | 24,020.03 | 37,100.00 | 13,079.97 |
| FUEL-VEHICLES | 20,812.25 | 76,000.00 | 55,187.75 |
| Other | 693,606.34 | 1,704,525.00 | 1,010,918.66 |
| Total Physical Environment | 2,574,155.24 | 5,535,853.00 | 2,961,697.76 |
| Capital outlay | | | |
| FURNITURE | 0.00 | 0.00 | 0.00 |
| Other | 267,362.08 | 280,500.00 | 13,137.92 |
| Total Capital outlay | 267,362.08 | 280,500.00 | 13,137.92 |
| Principal | 19,615.66 | 19,616.00 | 0.34 |
| Interest | 356.88 | 603.00 | 246.12 |
| Total Expenditures: | 2,861,489.86 | 5,836,572.00 | 2,975,082.14 |
| Excess (deficiency) of revenues over expenditures | (2,851,040.05) | (5,836,572.00) | 2,985,531.95 |
| Other financing sources (uses): | | | |
| Transfers in | 2,345,705.78 | 5,836,572.00 | (3,490,866.22) |
| 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 | 8,000.00 | 0.00 | 8,000.00 |
| Insurance proceeds | 0.00 | 0.00 | 0.00 |
| Total Other financing sources (uses): | 2,353,705.78 | 5,836,572.00 | (3,482,866.22) |
| Net change in fund balance | (497,334.27) | 0.00 | (497,334.27) |
| Fund balances, beginning of year | | | |
| | 1,253,361.95 | 0.00 | 1,253,361.95 |
| Total Fund balances, beginning of year | 1,253,361.95 | 0.00 | 1,253,361.95 |
| Fund balance, end of year | 756,027.68 | 0.00 | 756,027.68 |

**Northern Palm Beach County Improvement District**

Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)

Unit 1

From 10/1/2025 Through 3/31/2026

(In Whole Numbers)

| | Current Year Actual | Total Budget - Original | Total Budget Variance - Original |
|---|---|---|---|
| Revenues: | | | |
| Non-ad valorem assessments | 163,759 | 169,280 | (5,521) |
| Intergovernmental revenues | 0 | 0 | 0 |
| Investment income | 4,471 | 0 | 4,471 |
| Miscellaneous | 1,148 | 0 | 1,148 |
| Total Revenues: | 169,378 | 169,280 | 98 |
| Expenditures: | | | |
| Physical Environment | | | |
| ENGINEERING FEES | 0 | 1,000 | 1,000 |
| ENGINEERING-PERMITS | 0 | 0 | 0 |
| LEGAL SERVICES | 1,537 | 2,000 | 463 |
| FINANCIAL CONS./ADVISOR | 0 | 0 | 0 |
| GIS | 858 | 3,270 | 2,412 |
| OTHER PROFESSIONAL SVCS | 0 | 1,000 | 1,000 |
| AUDITORS SERVICES | 754 | 775 | 21 |
| CHEMICAL WEED CONTROL | 6,982 | 16,758 | 9,776 |
| MOWING SERVICES | 0 | 0 | 0 |
| TRASH DISPOSAL | 0 | 2,500 | 2,500 |
| MOWING & LANDSCAPE MAINTENANCE | 10,767 | 26,952 | 16,185 |
| SUPERVISORS EXPENSES | 0 | 0 | 0 |
| REPAIR & MAINT-CANAL/LAKE | 0 | 5,000 | 5,000 |
| REPAIR & MAINT - GENERAL | 0 | 4,500 | 4,500 |
| REPAIR & MAINT-TELEMETRY | 10 | 5,000 | 4,990 |
| REPAIR & MAINT-CULVERTS | 0 | 0 | 0 |
| REPAIR & MAINT - GATE/FENCE | 0 | 1,500 | 1,500 |
| REPAIR & MAINT- RTU GATES | 0 | 0 | 0 |
| REPAIR & MAINT- WATER CTRL STR | 0 | 2,000 | 2,000 |
| Other | 663 | 724 | 61 |
| Total Physical Environment | 21,572 | 72,979 | 51,407 |
| Capital outlay | | | |
| IMPRVMNTS OTHER THAN BLDG | 0 | 0 | 0 |
| Other | 0 | 0 | 0 |
| Total Capital outlay | 0 | 0 | 0 |
| Principal | 0 | 65,361 | 65,361 |
| Interest | 11,385 | 88,802 | 77,417 |
| Total Expenditures: | 32,957 | 227,142 | 194,185 |
| Excess (deficiency) of revenues over expenditures | 136,422 | (57,862) | 194,284 |
| Other financing sources (uses): | | | |
| Transfers out | (25,759) | (73,241) | 47,482 |
| Insurance proceeds | 0 | 0 | 0 |
| Total Other financing sources (uses): | (25,759) | (73,241) | 47,482 |
| Net change in fund balance | 110,663 | (131,103) | 241,766 |
| Fund balances, beginning of year | 237,244 | 0 | 237,244 |

**Northern Palm Beach County Improvement District**

Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)

Unit 1

From 10/1/2025 Through 3/31/2026

(In Whole Numbers)

| | Current Year Actual | Total Budget - Original | Total Budget Variance - Original |
|---|---|---|---|
| Total Fund balances, beginning of year | 237,244 | 0 | 237,244 |
| Fund balance, end of period | 347,907 | (131,103) | 479,010 |

**Northern Palm Beach County Improvement District**

Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)

Unit 2

From 10/1/2025 Through 3/31/2026

(In Whole Numbers)

| | Current Year Actual | Total Budget - Original | Total Budget Variance - Original |
|---|---|---|---|
| Revenues: | | | |
| Non-ad valorem assessments | 388,159 | 415,056 | (26,897) |
| Intergovernmental revenues | 0 | 0 | 0 |
| Investment income | 10,942 | 0 | 10,942 |
| Miscellaneous | 28,345 | 0 | 28,345 |
| Total Revenues: | 427,447 | 415,056 | 12,391 |
| Expenditures: | | | |
| Physical Environment | | | |
| ENGINEERING FEES | 0 | 0 | 0 |
| ENGINEERING-PERMITS | 0 | 0 | 0 |
| ENVIRONMENTAL LIASON | 0 | 0 | 0 |
| LEGAL SERVICES | 2,552 | 500 | (2,052) |
| FINANCIAL CONS./ADVISOR | 0 | 0 | 0 |
| GIS | 3,736 | 13,759 | 10,023 |
| AUDITORS SERVICES | 1,837 | 1,887 | 50 |
| CHEMICAL WEED CONTROL | 15,119 | 36,287 | 21,168 |
| MOWING SERVICES | 0 | 0 | 0 |
| SECURITY SERVICES | 0 | 1,777 | 1,777 |
| TRASH DISPOSAL | 0 | 2,500 | 2,500 |
| MOWING & LANDSCAPE MAINTENANCE | 8,141 | 20,294 | 12,153 |
| SUPERVISORS EXPENSES | 0 | 0 | 0 |
| REPAIR & MAINT-AERATORS | 8,767 | 54,400 | 45,633 |
| REPAIR & MAINT-PUMP STATN | 0 | 0 | 0 |
| REPAIR & MAINT-CANAL/LAKE | 2,750 | 5,000 | 2,250 |
| REPAIR & MAINT - GENERAL | 0 | 3,000 | 3,000 |
| REPAIR & MAINT-TELEMETRY | 10 | 5,000 | 4,990 |
| REPAIR & MAINT-CULVERTS | 0 | 0 | 0 |
| REPAIR & MAINT - GATE/FENCE | 0 | 1,500 | 1,500 |
| R&M- Aerator refurbishments | 7,303 | 7,500 | 197 |
| REPAIR & MAINT- RTU GATES | 0 | 0 | 0 |
| REPAIR & MAINT- WATER CTRL STR | 0 | 15,000 | 15,000 |
| Other | 18,864 | 38,874 | 20,010 |
| Total Physical Environment | 69,079 | 207,278 | 138,199 |
| Capital outlay | | | |
| IMPRVMNTS OTHER THAN BLDG | 0 | 0 | 0 |
| MACHINERY & EQUIPMENT | 0 | 25,250 | 25,250 |
| Other | 0 | 0 | 0 |
| Total Capital outlay | 0 | 25,250 | 25,250 |
| Total Expenditures: | 69,079 | 232,528 | 163,449 |
| Excess (deficiency) of revenues over expenditures | 358,368 | 182,528 | 175,840 |
| Other financing sources (uses): | | | |
| Transfers out | (62,845) | (207,778) | 144,933 |
| Insurance proceeds | 0 | 0 | 0 |
| Total Other financing sources (uses): | (62,845) | (207,778) | 144,933 |
| Net change in fund balance | 295,523 | (25,250) | 320,773 |

**Northern Palm Beach County Improvement District**

Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)

Unit 2

From 10/1/2025 Through 3/31/2026

(In Whole Numbers)

| | Current Year Actual | Total Budget - Original | Total Budget Variance - Original |
|---|---|---|---|
| Fund balances, beginning of year | | | |
| | 666,769 | 0 | 666,769 |
| Total Fund balances, beginning of year | 666,769 | 0 | 666,769 |
| Fund balance, end of period | 962,293 | (25,250) | 987,543 |

**Northern Palm Beach County Improvement District**

Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)

Unit 2A

From 10/1/2025 Through 3/31/2026

(In Whole Numbers)

| | Current Year Actual | Total Budget - Original | Total Budget Variance - Original |
|---|---|---|---|
| Revenues: | | | |
| Non-ad valorem assessments | 166,876 | 178,679 | (11,803) |
| Intergovernmental revenues | 0 | 0 | 0 |
| Investment income | 7,759 | 0 | 7,759 |
| Miscellaneous | 843 | 0 | 843 |
| Total Revenues: | 175,477 | 178,679 | (3,202) |
| Expenditures: | | | |
| Physical Environment | | | |
| ENGINEERING FEES | 0 | 1,000 | 1,000 |
| ENGINEERING-PERMITS | 0 | 0 | 0 |
| LEGAL SERVICES | 0 | 1,500 | 1,500 |
| WATER QUALITY | 0 | 0 | 0 |
| FINANCIAL CONS./ADVISOR | 0 | 200 | 200 |
| AUDITORS SERVICES | 1,456 | 1,496 | 40 |
| TRASH DISPOSAL | 0 | 2,500 | 2,500 |
| MOWING & LANDSCAPE MAINTENANCE | 2,328 | 5,880 | 3,553 |
| SUPERVISORS EXPENSES | 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 | 1,700 | 5,000 | 3,300 |
| REPAIR & MAINT-TELEMETRY | 673 | 50,000 | 49,327 |
| REPAIR & MAINT-ROADS | 0 | 0 | 0 |
| REPAIR & MAINT-CULVERTS | 0 | 3,000 | 3,000 |
| REPAIR & MAINT - GATE/FENCE | 1,500 | 1,500 | 0 |
| REPAIR & MAINT- RTU GATES | 0 | 0 | 0 |
| REPAIR & MAINT- WATER CTRL STR | 545 | 18,000 | 17,455 |
| Other | 3,876 | 5,446 | 1,570 |
| Total Physical Environment | 12,077 | 100,522 | 88,445 |
| Capital outlay | | | |
| IMPRVMNTS OTHER THAN BLDG | 0 | 0 | 0 |
| CULVERTS/STRUCTURES | 0 | 0 | 0 |
| MACHINERY & EQUIPMENT | 0 | 0 | 0 |
| Total Capital outlay | 0 | 0 | 0 |
| Total Expenditures: | 12,077 | 100,522 | 88,445 |
| Excess (deficiency) of revenues over expenditures | 163,401 | 78,157 | 85,244 |
| Other financing sources (uses): | | | |
| Transfers out | (36,986) | (78,157) | 41,171 |
| Insurance proceeds | 0 | 0 | 0 |
| Total Other financing sources (uses): | (36,986) | (78,157) | 41,171 |
| Net change in fund balance | 126,414 | 0 | 126,414 |
| Fund balances, beginning of year | | | |
| | 534,357 | 0 | 534,357 |
| Total Fund balances, beginning of year | 534,357 | 0 | 534,357 |

**Northern Palm Beach County Improvement District**

Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)

Unit 2A

From 10/1/2025 Through 3/31/2026

(In Whole Numbers)

| | Current Year Actual | Total Budget - Original | Total Budget Variance - Original |
|---|---|---|---|
| Fund balance, end of period | 660,771 | 0 | 660,771 |

**Northern Palm Beach County Improvement District**

Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)

Unit 2C

From 10/1/2025 Through 3/31/2026

(In Whole Numbers)

| | Current Year Actual | Total Budget - Original | Total Budget Variance - Original |
|---|---|---|---|
| Revenues: | | | |
| Non-ad valorem assessments | 806,424 | 849,088 | (42,664) |
| Intergovernmental revenues | 0 | 0 | 0 |
| Investment income | 14,533 | 0 | 14,533 |
| Miscellaneous | 7,939 | 0 | 7,939 |
| Total Revenues: | 828,895 | 849,088 | (20,193) |
| Expenditures: | | | |
| Physical Environment | | | |
| ENGINEERING FEES | 0 | 15,000 | 15,000 |
| ENGINEERING-PERMITS | 0 | 0 | 0 |
| LEGAL SERVICES | 2,639 | 2,500 | (139) |
| FINANCIAL CONS./ADVISOR | 0 | 400 | 400 |
| OTHER PROFESSIONAL SVCS | 0 | 0 | 0 |
| AUDITORS SERVICES | 1,460 | 1,500 | 40 |
| CHEMICAL WEED CONTROL | 743 | 1,784 | 1,041 |
| SECURITY SERVICES | 249 | 0 | (249) |
| TRASH DISPOSAL | 0 | 1,000 | 1,000 |
| MOWING & LANDSCAPE MAINTENANCE | 1,163 | 2,916 | 1,753 |
| PRESERVE/EXOTIC MAINT | 18,448 | 218,646 | 200,198 |
| REPAIR & MAINT-AERATORS | 34,358 | 59,875 | 25,517 |
| REPAIR & MAINT-PUMP STATN | 0 | 0 | 0 |
| REPAIR & MAINT-BLDG | 0 | 0 | 0 |
| REPAIR & MAINT - GENERAL | 1,420 | 30,000 | 28,580 |
| REPAIR & MAINT-TELEMETRY | 19 | 10,000 | 9,981 |
| REPAIR & MAINT-ROADS | 2,790 | 50,000 | 47,210 |
| REPAIR & MAINT-CULVERTS | 8,236 | 100,000 | 91,764 |
| Repairs & Maint - Catch Basins | 0 | 200,000 | 200,000 |
| R&M- Aerator refurbishments | 0 | 0 | 0 |
| REPAIR & MAINT- WATER CTRL STR | 0 | 2,000 | 2,000 |
| R&M- PRESERVE STRUCTURE/INLETS | 0 | 5,000 | 5,000 |
| Other | 8,064 | 10,909 | 2,845 |
| Total Physical Environment | 79,589 | 711,530 | 631,941 |
| Capital outlay | | | |
| IMPRVMNTS OTHER THAN BLDG | 13,216 | 261,000 | 247,784 |
| MACHINERY & EQUIPMENT | 3,692 | 25,250 | 21,558 |
| Other | 0 | 0 | 0 |
| Total Capital outlay | 16,908 | 286,250 | 269,342 |
| Total Expenditures: | 96,497 | 997,780 | 901,283 |
| Excess (deficiency) of revenues over expenditures | 732,398 | (148,692) | 881,090 |
| Other financing sources (uses): | | | |
| Transfers out | (83,595) | (151,308) | 67,713 |
| Capital contributions from landowners | 0 | 0 | 0 |
| Insurance proceeds | 13,216 | 0 | 13,216 |

**Northern Palm Beach County Improvement District**

Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)

Unit 2C

From 10/1/2025 Through 3/31/2026

(In Whole Numbers)

| | Current Year Actual | Total Budget - Original | Total Budget Variance - Original |
|---|---|---|---|
| Total Other financing sources (uses): | (70,379) | (151,308) | 80,929 |
| Net change in fund balance | 662,019 | (300,000) | 962,019 |
| Fund balances, beginning of year | 727,153 | 0 | 727,153 |
| Total Fund balances, beginning of year | 727,153 | 0 | 727,153 |
| Fund balance, end of period | 1,389,172 | (300,000) | 1,689,172 |

**Northern Palm Beach County Improvement District**

Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)

Unit 3

From 10/1/2025 Through 3/31/2026

(In Whole Numbers)

| | Current Year Actual | Total Budget - Original | Total Budget Variance - Original |
|---|---|---|---|
| Revenues: | | | |
| Non-ad valorem assessments | 437,882 | 461,533 | (23,651) |
| Intergovernmental revenues | 0 | 0 | 0 |
| Investment income | 8,525 | 0 | 8,525 |
| Miscellaneous | 3,080 | 0 | 3,080 |
| Total Revenues: | 449,487 | 461,533 | (12,046) |
| Expenditures: | | | |
| Physical Environment | | | |
| ENGINEERING FEES | 0 | 10,000 | 10,000 |
| ENGINEERING-PERMITS | 0 | 0 | 0 |
| LEGAL SERVICES | 0 | 1,000 | 1,000 |
| FINANCIAL CONS./ADVISOR | 0 | 0 | 0 |
| GIS | 1,608 | 6,128 | 4,520 |
| OTHER PROFESSIONAL SVCS | 2,000 | 0 | (2,000) |
| AUDITORS SERVICES | 1,296 | 1,332 | 36 |
| CHEMICAL WEED CONTROL | 14,856 | 37,335 | 22,479 |
| MOWING SERVICES | 0 | 0 | 0 |
| SECURITY SERVICES | 210 | 420 | 210 |
| TRASH DISPOSAL | 0 | 2,500 | 2,500 |
| MOWING & LANDSCAPE MAINTENANCE | 24,349 | 60,742 | 36,393 |
| SUPERVISORS EXPENSES | 0 | 0 | 0 |
| PRESERVE/EXOTIC MAINT | 0 | 0 | 0 |
| REPAIR & MAINT-AERATORS | 5,038 | 25,852 | 20,814 |
| REPAIR & MAINT-PUMP STATN | 0 | 0 | 0 |
| REPAIR & MAINT-CANAL/LAKE | 94,510 | 100,000 | 5,490 |
| REPAIR & MAINT - GENERAL | 0 | 3,000 | 3,000 |
| REPAIR & MAINT-TELEMETRY | 29 | 10,000 | 9,971 |
| REPAIR & MAINT-CULVERTS | 0 | 2,000 | 2,000 |
| REPAIR & MAINT - GATE/FENCE | 0 | 500 | 500 |
| Repairs & Maint - Catch Basins | 0 | 3,000 | 3,000 |
| REPAIR & MAINT- RTU GATES | 0 | 0 | 0 |
| REPAIR & MAINT- WATER CTRL STR | 165 | 8,000 | 7,835 |
| Other | 11,513 | 19,867 | 8,354 |
| Total Physical Environment | 155,574 | 291,676 | 136,102 |
| Capital outlay | | | |
| IMPRVMNTS OTHER THAN BLDG | 0 | 0 | 0 |
| CULVERTS/STRUCTURES | 0 | 0 | 0 |
| MACHINERY & EQUIPMENT | 42,904 | 50,500 | 7,596 |
| Other | 0 | 0 | 0 |
| Total Capital outlay | 42,904 | 50,500 | 7,596 |
| Principal | 0 | 0 | 0 |
| Interest | 0 | 0 | 0 |
| Total Expenditures: | 198,479 | 342,176 | 143,697 |
| Excess (deficiency) of revenues over expenditures | 251,008 | 119,357 | 131,651 |

**Northern Palm Beach County Improvement District**

Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)

Unit 3

From 10/1/2025 Through 3/31/2026

(In Whole Numbers)

| | Current Year Actual | Total Budget - Original | Total Budget Variance - Original |
|---|---|---|---|
| Other financing sources (uses): | | | |
| Transfers out | (45,468) | (132,464) | 86,996 |
| Capital contributions from landowners | 6,522 | 13,107 | (6,585) |
| Insurance proceeds | 0 | 0 | 0 |
| Total Other financing sources (uses): | (38,946) | (119,357) | 80,411 |
| Net change in fund balance | 212,062 | 0 | 212,062 |
| Fund balances, beginning of year | | | |
| | 493,604 | 0 | 493,604 |
| Total Fund balances, beginning of year | 493,604 | 0 | 493,604 |
| Fund balance, end of period | 705,666 | 0 | 705,666 |

**Northern Palm Beach County Improvement District**

Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)

Unit 3A

From 10/1/2025 Through 3/31/2026

(In Whole Numbers)

| | Current Year Actual | Total Budget - Original | Total Budget Variance - Original |
|---|---|---|---|
| Revenues: | | | |
| Non-ad valorem assessments | 363,258 | 376,853 | (13,595) |
| Intergovernmental revenues | 0 | 0 | 0 |
| Investment income | 8,936 | 0 | 8,936 |
| Miscellaneous | 1,600 | 0 | 1,600 |
| Total Revenues: | 373,794 | 376,853 | (3,059) |
| Expenditures: | | | |
| Physical Environment | | | |
| ENGINEERING FEES | 0 | 1,000 | 1,000 |
| ENGINEERING-PERMITS | 0 | 0 | 0 |
| LEGAL SERVICES | 0 | 1,200 | 1,200 |
| FINANCIAL CONS./ADVISOR | 0 | 200 | 200 |
| IT Services | 0 | 0 | 0 |
| AUDITORS SERVICES | 1,325 | 1,361 | 36 |
| CHEMICAL WEED CONTROL | 4,274 | 10,740 | 6,466 |
| TRASH DISPOSAL | 0 | 500 | 500 |
| SUPERVISORS EXPENSES | 0 | 0 | 0 |
| REPAIR & MAINT-AERATORS | 16,613 | 57,610 | 40,997 |
| REPAIR & MAINT-PUMP STATN | 0 | 0 | 0 |
| REPAIR & MAINT-CANAL/LAKE | 0 | 1,000 | 1,000 |
| REPAIR & MAINT - GENERAL | 0 | 3,000 | 3,000 |
| REPAIR & MAINT-ROADS | 8,910 | 25,000 | 16,090 |
| REPAIR & MAINT-CULVERTS | 0 | 100,000 | 100,000 |
| REPAIR & MAINT - GATE/FENCE | 0 | 0 | 0 |
| Repairs & Maint - Catch Basins | 0 | 30,000 | 30,000 |
| R&M- Aerator refurbishments | 0 | 7,500 | 7,500 |
| REPAIR & MAINT- STREET SWEEP | 17,670 | 33,230 | 15,560 |
| Other | 18,569 | 45,218 | 26,649 |
| Total Physical Environment | 67,360 | 317,559 | 250,199 |
| Capital outlay | | | |
| MACHINERY & EQUIPMENT | 0 | 50,500 | 50,500 |
| Total Capital outlay | 0 | 50,500 | 50,500 |
| Total Expenditures: | 67,360 | 368,059 | 300,699 |
| Excess (deficiency) of revenues over expenditures | 306,434 | 8,794 | 297,640 |
| Other financing sources (uses): | | | |
| Transfers out | (26,983) | (80,794) | 53,811 |
| Capital contributions from landowners | 0 | 0 | 0 |
| Total Other financing sources (uses): | (26,983) | (80,794) | 53,811 |
| Net change in fund balance | 279,451 | (72,000) | 351,451 |
| Fund balances, beginning of year | | | |
| | 540,157 | 0 | 540,157 |
| Total Fund balances, beginning of year | 540,157 | 0 | 540,157 |
| Fund balance, end of period | 819,608 | (72,000) | 891,608 |

**Northern Palm Beach County Improvement District**

Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)

Unit 4

From 10/1/2025 Through 3/31/2026

(In Whole Numbers)

| | Current Year Actual | Total Budget - Original | Total Budget Variance - Original |
|---|---|---|---|
| Revenues: | | | |
| Non-ad valorem assessments | 613,618 | 671,071 | (57,453) |
| Intergovernmental revenues | 0 | 0 | 0 |
| Investment income | 16,812 | 0 | 16,812 |
| Miscellaneous | 6,708 | 0 | 6,708 |
| Total Revenues: | 637,138 | 671,071 | (33,933) |
| Expenditures: | | | |
| Physical Environment | | | |
| ENGINEERING FEES | 0 | 20,000 | 20,000 |
| ENGINEERING-PERMITS | 0 | 0 | 0 |
| LEGAL SERVICES | 0 | 800 | 800 |
| FINANCIAL CONS./ADVISOR | 0 | 0 | 0 |
| GIS | 3,470 | 13,220 | 9,750 |
| AUDITORS SERVICES | 2,164 | 2,223 | 59 |
| CHEMICAL WEED CONTROL | 8,997 | 22,610 | 13,613 |
| MOWING SERVICES | 0 | 0 | 0 |
| TRASH DISPOSAL | 0 | 2,500 | 2,500 |
| MOWING & LANDSCAPE MAINTENANCE | 8,427 | 21,068 | 12,641 |
| SUPERVISORS EXPENSES | 0 | 0 | 0 |
| REPAIR & MAINT-AERATORS | 58,028 | 135,300 | 77,272 |
| REPAIR & MAINT-CANAL/LAKE | 0 | 2,500 | 2,500 |
| REPAIR & MAINT - GENERAL | 0 | 7,000 | 7,000 |
| REPAIR & MAINT-TELEMETRY | 219 | 15,000 | 14,781 |
| REPAIR & MAINT-CULVERTS | 0 | 350,000 | 350,000 |
| REPAIR & MAINT - GATE/FENCE | 0 | 0 | 0 |
| R&M- Aerator refurbishments | 14,607 | 15,000 | 393 |
| REPAIR & MAINT- RTU GATES | 0 | 0 | 0 |
| REPAIR & MAINT- WATER CTRL STR | 206 | 10,000 | 9,794 |
| Other | 46,543 | 81,783 | 35,240 |
| Total Physical Environment | 142,660 | 699,004 | 556,344 |
| Capital outlay | | | |
| IMPRVMNTS OTHER THAN BLDG | 0 | 0 | 0 |
| CULVERTS/STRUCTURES | 0 | 0 | 0 |
| MACHINERY & EQUIPMENT | 0 | 75,750 | 75,750 |
| Other | 0 | 0 | 0 |
| Total Capital outlay | 0 | 75,750 | 75,750 |
| Principal | 0 | 0 | 0 |
| Interest | 0 | 0 | 0 |
| Total Expenditures: | 142,660 | 774,754 | 632,094 |
| Excess (deficiency) of revenues over expenditures | 494,478 | (103,683) | 598,161 |
| Other financing sources (uses): | | | |
| Transfers out | (70,071) | (206,317) | 136,246 |
| Insurance proceeds | 0 | 0 | 0 |
| Total Other financing sources (uses): | (70,071) | (206,317) | 136,246 |
| Net change in fund balance | 424,407 | (310,000) | 734,407 |

**Northern Palm Beach County Improvement District**

Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)

Unit 4

From 10/1/2025 Through 3/31/2026

(In Whole Numbers)

| | Current Year Actual | Total Budget - Original | Total Budget Variance - Original |
|---|---|---|---|
| Fund balances, beginning of year | | | |
| | 1,053,501 | 0 | 1,053,501 |
| Total Fund balances, beginning of year | 1,053,501 | 0 | 1,053,501 |
| Fund balance, end of period | 1,477,908 | (310,000) | 1,787,908 |

**Northern Palm Beach County Improvement District**

Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)

Unit 5

From 10/1/2025 Through 3/31/2026

(In Whole Numbers)

| | Current Year Actual | Total Budget - Original | Total Budget Variance - Original |
|---|---|---|---|
| Revenues: | | | |
| Non-ad valorem assessments | 491,768 | 522,499 | (30,731) |
| Intergovernmental revenues | 0 | 0 | 0 |
| Investment income | 6,432 | 0 | 6,432 |
| Miscellaneous | 0 | 0 | 0 |
| Total Revenues: | 498,200 | 522,499 | (24,299) |
| Expenditures: | | | |
| Physical Environment | | | |
| ENGINEERING FEES | 0 | 500 | 500 |
| ENGINEERING-PERMITS | 0 | 0 | 0 |
| LEGAL SERVICES | 232 | 2,500 | 2,268 |
| WATER QUALITY | 3,749 | 5,929 | 2,180 |
| FINANCIAL CONS./ADVISOR | 0 | 0 | 0 |
| GIS | 3,218 | 12,260 | 9,042 |
| OTHER PROFESSIONAL SVCS | 0 | 0 | 0 |
| AUDITORS SERVICES | 859 | 881 | 22 |
| CHEMICAL WEED CONTROL | 4,719 | 11,325 | 6,606 |
| MOWING SERVICES | 0 | 0 | 0 |
| TRASH DISPOSAL | 0 | 2,500 | 2,500 |
| MOWING & LANDSCAPE MAINTENANCE | 5,513 | 13,696 | 8,183 |
| SUPERVISORS EXPENSES | 0 | 0 | 0 |
| REPAIR & MAINT-CANAL/LAKE | 2,850 | 10,000 | 7,150 |
| REPAIR & MAINT - GENERAL | 0 | 3,000 | 3,000 |
| REPAIR & MAINT-ROADS | 0 | 0 | 0 |
| REPAIR & MAINT-CULVERTS | 0 | 0 | 0 |
| REPAIR & MAINT - GATE/FENCE | 0 | 500 | 500 |
| Other | 4,886 | 5,174 | 288 |
| Total Physical Environment | 26,026 | 68,265 | 42,239 |
| Capital outlay | | | |
| IMPRVMNTS OTHER THAN BLDG | 0 | 0 | 0 |
| Other | 0 | 0 | 0 |
| Total Capital outlay | 0 | 0 | 0 |
| Principal | 145,616 | 294,800 | 149,184 |
| Interest | 6,818 | 10,068 | 3,250 |
| Total Expenditures: | 178,460 | 373,133 | 194,673 |
| Excess (deficiency) of revenues over expenditures | 319,740 | 149,366 | 170,374 |
| Other financing sources (uses): | | | |
| Transfers in | 0 | 0 | 0 |
| Transfers out | (46,553) | (150,803) | 104,250 |
| Total Other financing sources (uses): | (46,553) | (150,803) | 104,250 |
| Net change in fund balance | 273,187 | (1,437) | 274,624 |
| Fund balances, beginning of year | | | |
| | 292,898 | 0 | 292,898 |
| Total Fund balances, beginning of year | 292,898 | 0 | 292,898 |

**Northern Palm Beach County Improvement District**

Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)

Unit 5

From 10/1/2025 Through 3/31/2026

(In Whole Numbers)

| | Current Year Actual | Total Budget - Original | Total Budget Variance - Original |
|---|---|---|---|
| Fund balance, end of period | 566,085 | (1,437) | 567,522 |

**Northern Palm Beach County Improvement District**

Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)

Unit 5A

From 10/1/2025 Through 3/31/2026

(In Whole Numbers)

| | Current Year Actual | Total Budget - Original | Total Budget Variance - Original |
|---|---|---|---|
| Revenues: | | | |
| Non-ad valorem assessments | 980,666 | 1,009,179 | (28,513) |
| Intergovernmental revenues | 0 | 0 | 0 |
| Investment income | 22,324 | 0 | 22,324 |
| Miscellaneous | 3,153 | 0 | 3,153 |
| Total Revenues: | 1,006,143 | 1,009,179 | (3,036) |
| Expenditures: | | | |
| Physical Environment | | | |
| ENGINEERING FEES | 0 | 10,000 | 10,000 |
| ENGINEERING-PERMITS | 0 | 0 | 0 |
| LEGAL SERVICES | 203 | 2,000 | 1,797 |
| FINANCIAL CONS./ADVISOR | 0 | 0 | 0 |
| AUDITORS SERVICES | 1,299 | 1,335 | 36 |
| MARSH MAINT-LITTORAL ZONE | 1,085 | 23,828 | 22,743 |
| CHEMICAL WEED CONTROL | 13,782 | 41,345 | 27,563 |
| TRASH DISPOSAL | 0 | 500 | 500 |
| SUPERVISORS EXPENSES | 0 | 0 | 0 |
| REPAIR & MAINT-CANAL/LAKE | 0 | 5,000 | 5,000 |
| REPAIR & MAINT-WELLS | 0 | 0 | 0 |
| REPAIR & MAINT - GENERAL | 0 | 7,000 | 7,000 |
| REPAIR & MAINT-TELEMETRY | 0 | 0 | 0 |
| REPAIR & MAINT-ROADS | 6,520 | 65,000 | 58,480 |
| REPAIR & MAINT-CULVERTS | 0 | 350,000 | 350,000 |
| REPAIR & MAINT - GATE/FENCE | 0 | 0 | 0 |
| Repairs & Maint - Catch Basins | 0 | 225,000 | 225,000 |
| REPAIR & MAINT- WATER CTRL STR | 0 | 3,000 | 3,000 |
| Other | 16,319 | 25,982 | 9,663 |
| Total Physical Environment | 39,208 | 759,990 | 720,782 |
| Capital outlay | | | |
| IMPRVMNTS OTHER THAN BLDG | 0 | 0 | 0 |
| ROADS/BRIDGES | 0 | 0 | 0 |
| CULVERTS/STRUCTURES | 0 | 0 | 0 |
| Other | 0 | 0 | 0 |
| Total Capital outlay | 0 | 0 | 0 |
| Principal | 124,466 | 252,449 | 127,983 |
| Interest | 69,905 | 136,293 | 66,388 |
| Total Expenditures: | 233,579 | 1,148,732 | 915,153 |
| Excess (deficiency) of revenues over expenditures | 772,564 | (139,553) | 912,117 |
| Other financing sources (uses): | | | |
| Transfers in | 0 | 0 | 0 |
| Transfers out | (72,247) | (210,447) | 138,200 |
| Capital contributions from landowners | 0 | 0 | 0 |
| Insurance proceeds | 0 | 0 | 0 |
| Total Other financing sources (uses): | (72,247) | (210,447) | 138,200 |
| Net change in fund balance | 700,316 | (350,000) | 1,050,316 |

**Northern Palm Beach County Improvement District**

Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)

Unit 5A

From 10/1/2025 Through 3/31/2026

(In Whole Numbers)

| | Current Year Actual | Total Budget - Original | Total Budget Variance - Original |
|---|---|---|---|
| Fund balances, beginning of year | | | |
| | 1,293,647 | 0 | 1,293,647 |
| Total Fund balances, beginning of year | 1,293,647 | 0 | 1,293,647 |
| Fund balance, end of period | 1,993,964 | (350,000) | 2,343,964 |

**Northern Palm Beach County Improvement District**

Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)

Unit 5B

From 10/1/2025 Through 3/31/2026

(In Whole Numbers)

| | Current Year Actual | Total Budget - Original | Total Budget Variance - Original |
|---|---|---|---|
| Revenues: | | | |
| Non-ad valorem assessments | 400,231 | 435,244 | (35,013) |
| Intergovernmental revenues | 0 | 0 | 0 |
| Investment income | 7,834 | 0 | 7,834 |
| Miscellaneous | 0 | 0 | 0 |
| Total Revenues: | 408,065 | 435,244 | (27,179) |
| Expenditures: | | | |
| Physical Environment | | | |
| ENGINEERING FEES | 0 | 15,000 | 15,000 |
| LEGAL SERVICES | 0 | 1,500 | 1,500 |
| WATER QUALITY | 0 | 0 | 0 |
| FINANCIAL CONS./ADVISOR | 0 | 200 | 200 |
| OTHER PROFESSIONAL SVCS | 0 | 0 | 0 |
| AUDITORS SERVICES | 733 | 753 | 20 |
| TRASH DISPOSAL | 0 | 500 | 500 |
| MOWING & LANDSCAPE MAINTENANCE | 1,717 | 4,338 | 2,621 |
| SUPERVISORS EXPENSES | 0 | 0 | 0 |
| REPAIR & MAINT-AERATORS | 0 | 0 | 0 |
| REPAIR & MAINT-PUMP STATN | 171 | 30,000 | 29,829 |
| REPAIR & MAINT-CANAL/LAKE | 0 | 0 | 0 |
| REPAIR & MAINT-BLDG | 1,789 | 6,000 | 4,212 |
| REPAIR & MAINT - GENERAL | 0 | 1,000 | 1,000 |
| REPAIR & MAINT-TELEMETRY | 19 | 5,000 | 4,981 |
| REPAIR & MAINT - GATE/FENCE | 0 | 0 | 0 |
| R&M- GENERATORS | 0 | 15,500 | 15,500 |
| REPAIR & MAINT- WATER CTRL STR | 0 | 1,000 | 1,000 |
| Other | 5,490 | 13,959 | 8,469 |
| Total Physical Environment | 9,918 | 94,750 | 84,832 |
| Capital outlay | | | |
| IMPRVMNTS OTHER THAN BLDG | 0 | 0 | 0 |
| MACHINERY & EQUIPMENT | 37,602 | 95,000 | 57,398 |
| Other | 0 | 0 | 0 |
| Total Capital outlay | 37,602 | 95,000 | 57,398 |
| Principal | 0 | 0 | 0 |
| Total Expenditures: | 47,520 | 189,750 | 142,230 |
| Excess (deficiency) of revenues over expenditures | 360,545 | 245,494 | 115,051 |
| Other financing sources (uses): | | | |
| Transfers in | 0 | 0 | 0 |
| Transfers out | (22,777) | (55,494) | 32,717 |
| Insurance proceeds | 0 | 0 | 0 |
| Total Other financing sources (uses): | (22,777) | (55,494) | 32,717 |
| Net change in fund balance | 337,769 | 190,000 | 147,769 |
| Fund balances, beginning of year | 433,798 | 0 | 433,798 |

**Northern Palm Beach County Improvement District**

Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)

Unit 5B

From 10/1/2025 Through 3/31/2026

(In Whole Numbers)

| | Current Year Actual | Total Budget - Original | Total Budget Variance - Original |
|---|---|---|---|
| Total Fund balances, beginning of year | 433,798 | 0 | 433,798 |
| Fund balance, end of period | 771,567 | 190,000 | 581,567 |

**Northern Palm Beach County Improvement District**

Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)

Unit 5C

From 10/1/2025 Through 3/31/2026

(In Whole Numbers)

| | Current Year Actual | Total Budget - Original | Total Budget Variance - Original |
|---|---|---|---|
| Revenues: | | | |
| Non-ad valorem assessments | 61,830 | 66,352 | (4,522) |
| Investment income | 4,490 | 0 | 4,490 |
| Total Investment income | 4,490 | 0 | 4,490 |
| Total Revenues: | 66,320 | 66,352 | (32) |
| 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 | 532 | 547 | 15 |
| TRASH DISPOSAL | 0 | 500 | 500 |
| MOWING & LANDSCAPE MAINTENANCE | 1,290 | 3,260 | 1,970 |
| SUPERVISORS EXPENSES | 0 | 0 | 0 |
| REPAIR & MAINT-CANAL/LAKE | 0 | 5,000 | 5,000 |
| REPAIR & MAINT - GENERAL | 1,150 | 3,000 | 1,850 |
| REPAIR & MAINT-TELEMETRY | 19 | 5,000 | 4,981 |
| REPAIR & MAINT-CULVERTS | 0 | 15,000 | 15,000 |
| REPAIR & MAINT - GATE/FENCE | 0 | 2,500 | 2,500 |
| REPAIR & MAINT- WATER CTRL STR | 0 | 2,000 | 2,000 |
| Other | 792 | 1,052 | 260 |
| Total Physical Environment | 3,784 | 39,359 | 35,575 |
| Capital outlay | | | |
| IMPRVMNTS OTHER THAN BLDG | 0 | 0 | 0 |
| MACHINERY & EQUIPMENT | 0 | 0 | 0 |
| Other | 0 | 0 | 0 |
| Total Capital outlay | 0 | 0 | 0 |
| Principal | 0 | 0 | 0 |
| Interest | 0 | 0 | 0 |
| Total Expenditures: | 3,784 | 39,359 | 35,575 |
| Excess (deficiency) of revenues over expenditures | 62,537 | 26,993 | 35,544 |
| Other financing sources (uses): | | | |
| Transfers in | 0 | 0 | 0 |
| Transfers out | (10,753) | (24,993) | 14,240 |
| Insurance proceeds | 0 | 0 | 0 |
| Total Other financing sources (uses): | (10,753) | (24,993) | 14,240 |
| Net change in fund balance | 51,784 | 2,000 | 49,784 |
| Fund balances, beginning of year | | | |
| | 321,857 | 0 | 321,857 |
| Total Fund balances, beginning of year | 321,857 | 0 | 321,857 |
| Fund balance, end of period | 373,641 | 2,000 | 371,641 |

**Northern Palm Beach County Improvement District**

Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)

Unit 5D

From 10/1/2025 Through 3/31/2026

(In Whole Numbers)

| | Current Year Actual | Total Budget - Original | Total Budget Variance - Original |
|---|---|---|---|
| Revenues: | | | |
| Non-ad valorem assessments | 196,677 | 211,449 | (14,772) |
| Intergovernmental revenues | 0 | 0 | 0 |
| Investment income | 6,426 | 0 | 6,426 |
| Miscellaneous | 0 | 0 | 0 |
| Total Revenues: | 203,103 | 211,449 | (8,346) |
| 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 |
| OTHER PROFESSIONAL SVCS | 0 | 0 | 0 |
| Special Legislative Activities | 0 | 0 | 0 |
| AUDITORS SERVICES | 842 | 865 | 23 |
| TRASH DISPOSAL | 0 | 1,000 | 1,000 |
| MOWING & LANDSCAPE MAINTENANCE | 1,377 | 3,478 | 2,101 |
| SUPERVISORS EXPENSES | 0 | 0 | 0 |
| BIOLOGICAL WEED CONTROL | 0 | 0 | 0 |
| REPAIR & MAINT-PUMP STATN | 18,390 | 30,000 | 11,610 |
| REPAIR & MAINT-CANAL/LAKE | 0 | 2,500 | 2,500 |
| REPAIR & MAINT-BLDG | 0 | 3,000 | 3,000 |
| REPAIR & MAINT - GENERAL | 0 | 1,000 | 1,000 |
| REPAIR & MAINT-TELEMETRY | 4,987 | 5,500 | 513 |
| REPAIR & MAINT - GATE/FENCE | 0 | 2,500 | 2,500 |
| R&M- GENERATORS | 0 | 15,500 | 15,500 |
| REPAIR & MAINT- WATER CTRL STR | 0 | 1,600 | 1,600 |
| Other | 2,643 | 10,695 | 8,052 |
| Total Physical Environment | 28,238 | 79,138 | 50,900 |
| Capital outlay | | | |
| IMPRVMNTS OTHER THAN BLDG | 0 | 0 | 0 |
| MACHINERY & EQUIPMENT | 36,167 | 0 | (36,167) |
| Total Capital outlay | 36,167 | 0 | (36,167) |
| Principal | 0 | 23,412 | 23,412 |
| Interest | 3,634 | 31,808 | 28,174 |
| Total Expenditures: | 68,039 | 134,358 | 66,319 |
| Excess (deficiency) of revenues over expenditures | 135,064 | 77,091 | 57,973 |
| Other financing sources (uses): | | | |
| Transfers in | 0 | 0 | 0 |
| Transfers out | (21,828) | (48,498) | 26,670 |
| Insurance proceeds | 0 | 0 | 0 |
| Total Other financing sources (uses): | (21,828) | (48,498) | 26,670 |
| Net change in fund balance | 113,236 | 28,593 | 84,643 |
| Fund balances, beginning of year | | | |

**Northern Palm Beach County Improvement District**

Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)

Unit 5D

From 10/1/2025 Through 3/31/2026

(In Whole Numbers)

| | Current Year Actual | Total Budget - Original | Total Budget Variance - Original |
|---|---|---|---|
| | 453,596 | 0 | 453,596 |
| Total Fund balances, beginning of year | 453,596 | 0 | 453,596 |
| Fund balance, end of period | 566,832 | 28,593 | 538,239 |

**Northern Palm Beach County Improvement District**

Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)

Unit 7

From 10/1/2025 Through 3/31/2026

(In Whole Numbers)

| | Current Year Actual | Total Budget - Original | Total Budget Variance - Original |
|---|---|---|---|
| Revenues: | | | |
| Non-ad valorem assessments | 138,307 | 147,623 | (9,316) |
| Intergovernmental revenues | 3,400 | 0 | 3,400 |
| Investment income | 7,169 | 0 | 7,169 |
| Miscellaneous | 3,710 | 0 | 3,710 |
| Total Revenues: | 152,586 | 147,623 | 4,963 |
| Expenditures: | | | |
| Physical Environment | | | |
| ENGINEERING FEES | 0 | 1,000 | 1,000 |
| ENGINEERING-PERMITS | 0 | 0 | 0 |
| LEGAL SERVICES | 0 | 500 | 500 |
| WATER QUALITY | 3,400 | 5,994 | 2,594 |
| FINANCIAL CONS./ADVISOR | 0 | 0 | 0 |
| GIS | 1,103 | 4,202 | 3,099 |
| OTHER PROFESSIONAL SVCS | 0 | 1,000 | 1,000 |
| AUDITORS SERVICES | 677 | 695 | 18 |
| CHEMICAL WEED CONTROL | 2,609 | 6,261 | 3,652 |
| MOWING SERVICES | 0 | 0 | 0 |
| TRASH DISPOSAL | 0 | 1,500 | 1,500 |
| MOWING & LANDSCAPE MAINTENANCE | 2,271 | 5,650 | 3,379 |
| SUPERVISORS EXPENSES | 0 | 0 | 0 |
| REPAIR & MAINT-AERATORS | 0 | 0 | 0 |
| REPAIR & MAINT-CANAL/LAKE | 6,750 | 5,000 | (1,750) |
| REPAIR & MAINT - GENERAL | 750 | 3,000 | 2,250 |
| REPAIR & MAINT-TELEMETRY | 0 | 1,500 | 1,500 |
| REPAIR & MAINT - GATE/FENCE | 0 | 1,500 | 1,500 |
| REPAIR & MAINT- WATER CTRL STR | 0 | 1,000 | 1,000 |
| Other | 1,530 | 1,863 | 333 |
| Total Physical Environment | 19,090 | 40,665 | 21,575 |
| 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 | 0 | 0 | 0 |
| Principal | 0 | 69,264 | 69,264 |
| Interest | 12,065 | 94,105 | 82,040 |
| Total Expenditures: | 31,155 | 204,034 | 172,879 |
| Excess (deficiency) of revenues over expenditures | 121,431 | (56,411) | 177,842 |
| Other financing sources (uses): | | | |
| Transfers out | (21,242) | (68,165) | 46,923 |
| Total Other financing sources (uses): | (21,242) | (68,165) | 46,923 |
| Net change in fund balance | 100,189 | (124,576) | 224,765 |
| Fund balances, beginning of year | | | |

**Northern Palm Beach County Improvement District**

Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)

Unit 7

From 10/1/2025 Through 3/31/2026

(In Whole Numbers)

| | Current Year Actual | Total Budget - Original | Total Budget Variance - Original |
|---|---|---|---|
| | 499,577 | 0 | 499,577 |
| Total Fund balances, beginning of year | 499,577 | 0 | 499,577 |
| Fund balance, end of period | 599,766 | (124,576) | 724,342 |

**Northern Palm Beach County Improvement District**

Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)

Unit 9

From 10/1/2025 Through 3/31/2026

(In Whole Numbers)

| | Current Year Actual | Total Budget - Original | Total Budget Variance - Original |
|---|---|---|---|
| Revenues: | | | |
| Non-ad valorem assessments | 147,491 | 154,014 | (6,523) |
| Intergovernmental revenues | 0 | 0 | 0 |
| Investment income | 6,944 | 0 | 6,944 |
| Miscellaneous | 0 | 0 | 0 |
| Total Revenues: | 154,435 | 154,014 | 421 |
| Expenditures: | | | |
| Physical Environment | | | |
| ENGINEERING FEES | 0 | 1,000 | 1,000 |
| ENGINEERING-PERMITS | 0 | 0 | 0 |
| LEGAL SERVICES | 0 | 500 | 500 |
| WATER QUALITY | 4,128 | 6,654 | 2,526 |
| FINANCIAL CONS./ADVISOR | 0 | 0 | 0 |
| GIS | 836 | 2,710 | 1,874 |
| AUDITORS SERVICES | 707 | 726 | 19 |
| CHEMICAL WEED CONTROL | 1,771 | 4,250 | 2,479 |
| MOWING SERVICES | 0 | 0 | 0 |
| SECURITY SERVICES | 210 | 420 | 210 |
| TRASH DISPOSAL | 0 | 1,500 | 1,500 |
| MOWING & LANDSCAPE MAINTENANCE | 4,517 | 11,260 | 6,743 |
| 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 | 3,000 | 3,000 |
| REPAIR & MAINT-TELEMETRY | 19 | 5,000 | 4,981 |
| REPAIR & MAINT-CULVERTS | 0 | 20,000 | 20,000 |
| REPAIR & MAINT - GATE/FENCE | 650 | 1,500 | 850 |
| REPAIR & MAINT - IRRIGATION | 0 | 0 | 0 |
| REPAIR & MAINT- RTU GATES | 0 | 0 | 0 |
| REPAIR & MAINT- WATER CTRL STR | 500 | 4,000 | 3,500 |
| Other | 1,607 | 1,949 | 342 |
| Total Physical Environment | 14,944 | 69,469 | 54,525 |
| 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 | 0 | 0 | 0 |
| Interest | 0 | 0 | 0 |
| Total Expenditures: | 14,944 | 69,469 | 54,525 |
| Excess (deficiency) of revenues over expenditures | 139,491 | 84,545 | 54,946 |

Other financing sources (uses):

**Northern Palm Beach County Improvement District**

Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)

Unit 9

From 10/1/2025 Through 3/31/2026

(In Whole Numbers)

| | Current Year Actual | Total Budget - Original | Total Budget Variance - Original |
|---|---|---|---|
| Transfers out | (23,471) | (84,650) | 61,179 |
| Insurance proceeds | 0 | 0 | 0 |
| Total Other financing sources (uses): | (23,471) | (84,650) | 61,179 |
| Net change in fund balance | 116,019 | (105) | 116,124 |
| Fund balances, beginning of year | | | |
| | 476,798 | 0 | 476,798 |
| Total Fund balances, beginning of year | 476,798 | 0 | 476,798 |
| Fund balance, end of period | 592,817 | (105) | 592,922 |

**Northern Palm Beach County Improvement District**

Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)

Unit 9A

From 10/1/2025 Through 3/31/2026

(In Whole Numbers)

| | Current Year Actual | Total Budget - Original | Total Budget Variance - Original |
|---|---|---|---|
| Revenues: | | | |
| Non-ad valorem assessments | 1,484,781 | 1,567,247 | (82,466) |
| Intergovernmental revenues | 0 | 0 | 0 |
| Investment income | 30,319 | 0 | 30,319 |
| Miscellaneous | 4,059 | 0 | 4,059 |
| Total Revenues: | 1,519,158 | 1,567,247 | (48,089) |
| Expenditures: | | | |
| Physical Environment | | | |
| ENGINEERING FEES | 37,003 | 125,000 | 87,997 |
| ENGINEERING-PERMITS | 0 | 0 | 0 |
| LEGAL SERVICES | 5,515 | 1,500 | (4,015) |
| WATER QUALITY | 998 | 2,461 | 1,464 |
| FINANCIAL CONS./ADVISOR | 0 | 0 | 0 |
| GIS | 500 | 0 | (500) |
| OTHER PROFESSIONAL SVCS | 0 | 0 | 0 |
| AUDITORS SERVICES | 4,112 | 4,224 | 112 |
| MARSH MAINT-LITTORAL ZONE | 0 | 0 | 0 |
| CHEMICAL WEED CONTROL | 15,297 | 45,975 | 30,678 |
| MOWING SERVICES | 0 | 0 | 0 |
| TRASH DISPOSAL | 0 | 500 | 500 |
| MOWING & LANDSCAPE MAINTENANCE | 5,216 | 13,018 | 7,802 |
| SUPERVISORS EXPENSES | 0 | 0 | 0 |
| BIOLOGICAL WEED CONTROL | 0 | 0 | 0 |
| PRESERVE/EXOTIC MAINT | 152,343 | 401,263 | 248,920 |
| UPLAND MAINTENANCE | 9,623 | 37,691 | 28,068 |
| PARK MAINTENANCE | 0 | 0 | 0 |
| REPAIR & MAINT-AERATORS | 68,236 | 158,820 | 90,584 |
| REPAIR & MAINT-PUMP STATN | 0 | 0 | 0 |
| REPAIR & MAINT-CANAL/LAKE | 0 | 5,000 | 5,000 |
| REPAIR & MAINT-BLDG | 0 | 7,500 | 7,500 |
| REPAIR & MAINT - GENERAL | 500 | 3,000 | 2,500 |
| REPAIR & MAINT-TELEMETRY | 38 | 25,500 | 25,462 |
| REPAIR & MAINT-ROADS | 0 | 50,000 | 50,000 |
| REPAIR & MAINT-CULVERTS | 0 | 20,000 | 20,000 |
| REPAIR & MAINT - GATE/FENCE | 0 | 1,500 | 1,500 |
| R&M- Aerator refurbishments | 14,950 | 15,000 | 50 |
| R & M PRESERVE STRUCTURES | 134,235 | 250,000 | 115,765 |
| REPAIR & MAINT- RTU GATES | 0 | 0 | 0 |
| REPAIR & MAINT- WATER CTRL STR | 7,910 | 15,000 | 7,090 |
| Other | 72,695 | 157,782 | 85,087 |
| Total Physical Environment | 529,172 | 1,340,734 | 811,562 |
| Capital outlay | | | |
| IMPRVMNTS OTHER THAN BLDG | 0 | 800,000 | 800,000 |
| CULVERTS/STRUCTURES | 0 | 0 | 0 |
| CANALS/LAKES/OTHER DRAINAGE | 0 | 0 | 0 |
| MACHINERY & EQUIPMENT | 0 | 75,750 | 75,750 |
| Other | 0 | 0 | 0 |

**Northern Palm Beach County Improvement District**

Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)

Unit 9A

From 10/1/2025 Through 3/31/2026

(In Whole Numbers)

| | Current Year Actual | Total Budget - Original | Total Budget Variance - Original |
|---|---|---|---|
| Total Capital outlay | 0 | 875,750 | 875,750 |
| Principal | 0 | 0 | 0 |
| Total Expenditures: | 529,172 | 2,216,484 | 1,687,312 |
| Excess (deficiency) of revenues over expenditures | 989,987 | (649,237) | 1,639,224 |
| Other financing sources (uses): | | | |
| Transfers in | 0 | 0 | 0 |
| Transfers out | (103,347) | (250,840) | 147,493 |
| Insurance proceeds | 0 | 0 | 0 |
| Total Other financing sources (uses): | (103,347) | (250,840) | 147,493 |
| Net change in fund balance | 886,639 | (900,077) | 1,786,716 |
| Fund balances, beginning of year | | | |
| | 1,782,749 | 0 | 1,782,749 |
| Total Fund balances, beginning of year | 1,782,749 | 0 | 1,782,749 |
| Fund balance, end of period | 2,669,388 | (900,077) | 3,569,465 |

**Northern Palm Beach County Improvement District**

Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)

Unit 9B

From 10/1/2025 Through 3/31/2026

(In Whole Numbers)

| | Current Year Actual | Total Budget - Original | Total Budget Variance - Original |
|---|---|---|---|
| Revenues: | | | |
| Non-ad valorem assessments | 1,148,713 | 1,213,534 | (64,821) |
| Intergovernmental revenues | 0 | 0 | 0 |
| Investment income | 21,066 | 0 | 21,066 |
| Miscellaneous | (180) | 0 | (180) |
| Total Revenues: | 1,169,599 | 1,213,534 | (43,935) |
| Expenditures: | | | |
| Physical Environment | | | |
| ENGINEERING FEES | 0 | 1,000 | 1,000 |
| ENGINEERING-PERMITS | 0 | 0 | 0 |
| LEGAL SERVICES | 0 | 1,000 | 1,000 |
| FINANCIAL CONS./ADVISOR | 0 | 200 | 200 |
| GIS | 500 | 0 | (500) |
| OTHER PROFESSIONAL SVCS | 0 | 3,000 | 3,000 |
| AUDITORS SERVICES | 3,208 | 3,295 | 87 |
| MARSH MAINT-LITTORAL ZONE | 0 | 0 | 0 |
| CHEMICAL WEED CONTROL | 6,535 | 19,641 | 13,106 |
| TRASH DISPOSAL | 0 | 1,000 | 1,000 |
| MOWING & LANDSCAPE MAINTENANCE | 1,152 | 2,910 | 1,758 |
| SUPERVISORS EXPENSES | 0 | 0 | 0 |
| BIOLOGICAL WEED CONTROL | 0 | 0 | 0 |
| PRESERVE/EXOTIC MAINT | 156,186 | 401,263 | 245,077 |
| UPLAND MAINTENANCE | 23,524 | 92,133 | 68,609 |
| PARK MAINTENANCE | 0 | 0 | 0 |
| REPAIR & MAINT-AERATORS | 18,073 | 61,800 | 43,727 |
| REPAIR & MAINT-PUMP STATN | 0 | 0 | 0 |
| REPAIR & MAINT-CANAL/LAKE | 0 | 5,000 | 5,000 |
| REPAIR & MAINT-BLDG | 0 | 7,500 | 7,500 |
| REPAIR & MAINT - GENERAL | 99 | 3,000 | 2,901 |
| REPAIR & MAINT-TELEMETRY | 241 | 10,000 | 9,759 |
| REPAIR & MAINT-ROADS | 0 | 50,000 | 50,000 |
| REPAIR & MAINT-CULVERTS | 0 | 20,000 | 20,000 |
| REPAIR & MAINT - GATE/FENCE | 0 | 0 | 0 |
| R&M- Aerator refurbishments | 0 | 7,500 | 7,500 |
| R & M PRESERVE STRUCTURES | 7,864 | 440,000 | 432,136 |
| REPAIR & MAINT- RTU GATES | 0 | 0 | 0 |
| REPAIR & MAINT- WATER CTRL STR | 775 | 8,000 | 7,225 |
| R&M- PRESERVE STRUCTURE/INLETS | 5,280 | 10,560 | 5,280 |
| Other | 43,022 | 94,897 | 51,875 |
| Total Physical Environment | 266,458 | 1,243,699 | 977,241 |
| Capital outlay | | | |
| IMPRVMNTS OTHER THAN BLDG | 0 | 0 | 0 |
| CULVERTS/STRUCTURES | 0 | 0 | 0 |
| MACHINERY & EQUIPMENT | 0 | 25,250 | 25,250 |
| Other | 0 | 0 | 0 |
| Total Capital outlay | 0 | 25,250 | 25,250 |
| Principal | 0 | 0 | 0 |

**Northern Palm Beach County Improvement District**

Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)

Unit 9B

From 10/1/2025 Through 3/31/2026

(In Whole Numbers)

| | Current Year Actual | Total Budget - Original | Total Budget Variance - Original |
|---|---|---|---|
| Total Expenditures: | 266,458 | 1,268,949 | 1,002,491 |
| Excess (deficiency) of revenues over expenditures | 903,140 | (55,415) | 958,555 |
| Other financing sources (uses): | | | |
| Transfers out | (101,750) | (244,585) | 142,835 |
| Insurance proceeds | 0 | 0 | 0 |
| Total Other financing sources (uses): | (101,750) | (244,585) | 142,835 |
| Net change in fund balance | 801,391 | (300,000) | 1,101,391 |
| Fund balances, beginning of year | | | |
| | 1,182,956 | 0 | 1,182,956 |
| Total Fund balances, beginning of year | 1,182,956 | 0 | 1,182,956 |
| Fund balance, end of period | 1,984,347 | (300,000) | 2,284,347 |

**Northern Palm Beach County Improvement District**

Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)

Unit 11

From 10/1/2025 Through 3/31/2026

(In Whole Numbers)

| | Current Year Actual | Total Budget - Original | Total Budget Variance - Original |
|---|---|---|---|
| Revenues: | | | |
| Non-ad valorem assessments | 3,315,199 | 3,578,091 | (262,892) |
| Intergovernmental revenues | 0 | 0 | 0 |
| Investment income | 54,365 | 0 | 54,365 |
| Miscellaneous | 3,471 | 0 | 3,471 |
| Total Revenues: | 3,373,035 | 3,578,091 | (205,056) |
| Expenditures: | | | |
| Physical Environment | | | |
| ENGINEERING FEES | 13,800 | 35,000 | 21,200 |
| ENGINEERING-PERMITS | 0 | 0 | 0 |
| LEGAL SERVICES | 2,473 | 8,000 | 5,527 |
| WATER QUALITY | 5,579 | 9,037 | 3,458 |
| FINANCIAL CONS./ADVISOR | 0 | 0 | 0 |
| GIS | 2,257 | 8,598 | 6,341 |
| OTHER PROFESSIONAL SVCS | 0 | 0 | 0 |
| AUDITORS SERVICES | 11,272 | 11,579 | 307 |
| MARSH MAINT-LITTORAL ZONE | 286,105 | 875,832 | 589,727 |
| CHEMICAL WEED CONTROL | 119,582 | 358,989 | 239,407 |
| MECHANICAL WEED CONTROL | 0 | 0 | 0 |
| MOWING SERVICES | 0 | 0 | 0 |
| TRASH DISPOSAL | 0 | 1,000 | 1,000 |
| MOWING & LANDSCAPE MAINTENANCE | 18,242 | 45,999 | 27,757 |
| SUPERVISORS EXPENSES | 0 | 0 | 0 |
| BIOLOGICAL WEED CONTROL | 82,613 | 0 | (82,613) |
| PRESERVE/EXOTIC MAINT | 32,444 | 118,154 | 85,710 |
| REPAIR & MAINT-AERATORS | 124,240 | 339,340 | 215,100 |
| REPAIR & MAINT-PUMP STATN | 1,514 | 75,000 | 73,486 |
| REPAIR & MAINT-VEHICLES | 0 | 0 | 0 |
| REPAIR & MAINT-CANAL/LAKE | 3,250 | 5,000 | 1,750 |
| REPAIR & MAINT-BLDG | 390 | 3,000 | 2,610 |
| REPAIR & MAINT - GENERAL | 780 | 2,000 | 1,220 |
| REPAIR & MAINT-TELEMETRY | 67 | 30,000 | 29,933 |
| REPAIR & MAINT-ROADS | 18,670 | 150,000 | 131,330 |
| REPAIR & MAINT-CULVERTS | 80,978 | 100,000 | 19,022 |
| REPAIR & MAINT - GATE/FENCE | 6,080 | 1,500 | (4,580) |
| R & M - HVAC REPAIRS | 0 | 0 | 0 |
| Repairs & Maint - Catch Basins | 0 | 100,000 | 100,000 |
| R&M- Aerator refurbishments | 21,910 | 37,500 | 15,590 |
| R&M- GENERATORS | 7,102 | 30,000 | 22,898 |
| REPAIR & MAINT- RTU GATES | 0 | 0 | 0 |
| REPAIR & MAINT- WATER CTRL STR | 0 | 4,500 | 4,500 |
| R&M- PRESERVE STRUCTURE/INLETS | 0 | 0 | 0 |
| Other | 113,388 | 317,497 | 204,109 |
| Total Physical Environment | 952,736 | 2,667,525 | 1,714,789 |
| Capital outlay | | | |
| BUILDINGS | 0 | 26,000 | 26,000 |
| IMPRVMNTS OTHER THAN BLDG | 266,253 | 0 | (266,253) |

**Northern Palm Beach County Improvement District**

Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)

Unit 11

From 10/1/2025 Through 3/31/2026

(In Whole Numbers)

| | Current Year Actual | Total Budget - Original | Total Budget Variance - Original |
|---|---|---|---|
| ROADS/BRIDGES | 0 | 0 | 0 |
| CULVERTS/STRUCTURES | 0 | 0 | 0 |
| MACHINERY & EQUIPMENT | 0 | 75,750 | 75,750 |
| Other | 0 | 0 | 0 |
| Total Capital outlay | 266,253 | 101,750 | (164,503) |
| Principal | 188,726 | 188,726 | (0) |
| Interest | 3,434 | 5,803 | 2,369 |
| Total Expenditures: | 1,411,149 | 2,963,804 | 1,552,655 |
| Excess (deficiency) of revenues over expenditures | 1,961,886 | 614,287 | 1,347,599 |
| Other financing sources (uses): | | | |
| Transfers in | 0 | 0 | 0 |
| Transfers out | (317,590) | (790,129) | 472,539 |
| Capital contributions from landowners | 0 | 0 | 0 |
| Insurance proceeds | 0 | 0 | 0 |
| Total Other financing sources (uses): | (317,590) | (790,129) | 472,539 |
| Net change in fund balance | 1,644,296 | (175,842) | 1,820,138 |
| Fund balances, beginning of year | | | |
| | 3,016,013 | 0 | 3,016,013 |
| Total Fund balances, beginning of year | 3,016,013 | 0 | 3,016,013 |
| Fund balance, end of period | 4,660,309 | (175,842) | 4,836,151 |

**Northern Palm Beach County Improvement District**

Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)

Unit 12

From 10/1/2025 Through 3/31/2026

(In Whole Numbers)

| | Current Year Actual | Total Budget - Original | Total Budget Variance - Original |
|---|---|---|---|
| Revenues: | | | |
| Non-ad valorem assessments | 76,945 | 82,327 | (5,382) |
| Intergovernmental revenues | 0 | 0 | 0 |
| Investment income | 3,591 | 0 | 3,591 |
| Miscellaneous | 68 | 0 | 68 |
| Total Revenues: | 80,604 | 82,327 | (1,723) |
| Expenditures: | | | |
| Physical Environment | | | |
| ENGINEERING FEES | 0 | 0 | 0 |
| ENGINEERING-PERMITS | 0 | 0 | 0 |
| LEGAL SERVICES | 0 | 0 | 0 |
| FINANCIAL CONS./ADVISOR | 0 | 0 | 0 |
| GIS | 789 | 3,005 | 2,216 |
| AUDITORS SERVICES | 347 | 356 | 9 |
| CHEMICAL WEED CONTROL | 88 | 210 | 122 |
| MOWING SERVICES | 0 | 0 | 0 |
| TRASH DISPOSAL | 0 | 1,500 | 1,500 |
| MOWING & LANDSCAPE MAINTENANCE | 921 | 2,306 | 1,385 |
| SUPERVISORS EXPENSES | 0 | 0 | 0 |
| REPAIR & MAINT-AERATORS | 0 | 0 | 0 |
| REPAIR & MAINT-PUMP STATN | 0 | 0 | 0 |
| REPAIR & MAINT-CANAL/LAKE | 0 | 1,000 | 1,000 |
| REPAIR & MAINT - GENERAL | 0 | 3,000 | 3,000 |
| REPAIR & MAINT-TELEMETRY | 19 | 10,000 | 9,981 |
| REPAIR & MAINT - GATE/FENCE | 0 | 1,500 | 1,500 |
| REPAIR & MAINT- RTU GATES | 0 | 0 | 0 |
| REPAIR & MAINT- WATER CTRL STR | 0 | 4,000 | 4,000 |
| Other | 769 | 810 | 41 |
| Total Physical Environment | 2,933 | 27,687 | 24,754 |
| Capital outlay | | | |
| IMPRVMNTS OTHER THAN BLDG | 0 | 0 | 0 |
| MACHINERY & EQUIPMENT | 0 | 0 | 0 |
| Other | 0 | 0 | 0 |
| Total Capital outlay | 0 | 0 | 0 |
| Total Expenditures: | 2,933 | 27,687 | 24,754 |
| Excess (deficiency) of revenues over expenditures | 77,671 | 54,640 | 23,031 |
| Other financing sources (uses): | | | |
| Transfers out | (15,748) | (54,640) | 38,892 |
| Insurance proceeds | 0 | 0 | 0 |
| Total Other financing sources (uses): | (15,748) | (54,640) | 38,892 |
| Net change in fund balance | 61,923 | 0 | 61,923 |
| Fund balances, beginning of year | | | |
| | 244,104 | 0 | 244,104 |
| Total Fund balances, beginning of year | 244,104 | 0 | 244,104 |

**Northern Palm Beach County Improvement District**

Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)

Unit 12

From 10/1/2025 Through 3/31/2026

(In Whole Numbers)

| | Current Year Actual | Total Budget - Original | Total Budget Variance - Original |
|---|---|---|---|
| Fund balance, end of period | 306,027 | 0 | 306,027 |

**Northern Palm Beach County Improvement District**

Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)

Unit 12A

From 10/1/2025 Through 3/31/2026

(In Whole Numbers)

| | Current Year Actual | Total Budget - Original | Total Budget Variance - Original |
|---|---|---|---|
| Revenues: | | | |
| Non-ad valorem assessments | 29,015 | 30,614 | (1,599) |
| Intergovernmental revenues | 0 | 0 | 0 |
| Investment income | 1,739 | 0 | 1,739 |
| Miscellaneous | 0 | 0 | 0 |
| Total Revenues: | 30,754 | 30,614 | 140 |
| Expenditures: | | | |
| Physical Environment | | | |
| ENGINEERING FEES | 0 | 0 | 0 |
| FINANCIAL CONS./ADVISOR | 0 | 0 | 0 |
| AUDITORS SERVICES | 138 | 142 | 4 |
| CHEMICAL WEED CONTROL | 566 | 1,423 | 857 |
| TRASH DISPOSAL | 0 | 500 | 500 |
| SUPERVISORS EXPENSES | 0 | 0 | 0 |
| REPAIR & MAINT-AERATORS | 820 | 8,770 | 7,950 |
| REPAIR & MAINT-CANAL/LAKE | 0 | 500 | 500 |
| REPAIR & MAINT - GENERAL | 0 | 4,000 | 4,000 |
| REPAIR & MAINT-TELEMETRY | 0 | 0 | 0 |
| REPAIR & MAINT-CULVERTS | 48,960 | 3,000 | (45,960) |
| REPAIR & MAINT - GATE/FENCE | 0 | 0 | 0 |
| R&M- Aerator refurbishments | 0 | 0 | 0 |
| Other | 1,464 | 3,285 | 1,821 |
| Total Physical Environment | 51,948 | 21,620 | (30,328) |
| Capital outlay | | | |
| CULVERTS/STRUCTURES | 0 | 0 | 0 |
| MACHINERY & EQUIPMENT | 0 | 0 | 0 |
| Total Capital outlay | 0 | 0 | 0 |
| Total Expenditures: | 51,948 | 21,620 | (30,328) |
| Excess (deficiency) of revenues over expenditures | (21,194) | 8,994 | (30,188) |
| Other financing sources (uses): | | | |
| Transfers out | (6,143) | (9,994) | 3,851 |
| Total Other financing sources (uses): | (6,143) | (9,994) | 3,851 |
| Net change in fund balance | (27,337) | (1,000) | (26,337) |
| Fund balances, beginning of year | | | |
| | 151,140 | 0 | 151,140 |
| Total Fund balances, beginning of year | 151,140 | 0 | 151,140 |
| Fund balance, end of period | 123,803 | (1,000) | 124,803 |

**Northern Palm Beach County Improvement District**

Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)

Unit 14

From 10/1/2025 Through 3/31/2026

(In Whole Numbers)

| | Current Year Actual | Total Budget - Original | Total Budget Variance - Original |
|---|---|---|---|
| Revenues: | | | |
| Non-ad valorem assessments | 974,555 | 1,125,598 | (151,043) |
| Intergovernmental revenues | 0 | 0 | 0 |
| Investment income | 17,726 | 0 | 17,726 |
| Miscellaneous | 1,014 | 0 | 1,014 |
| Total Revenues: | 993,296 | 1,125,598 | (132,302) |
| Expenditures: | | | |
| Physical Environment | | | |
| ENGINEERING FEES | 8,900 | 1,000 | (7,900) |
| ENGINEERING-PERMITS | 0 | 0 | 0 |
| LEGAL SERVICES | 0 | 4,000 | 4,000 |
| WATER QUALITY | 4,732 | 8,000 | 3,268 |
| FINANCIAL CONS./ADVISOR | 0 | 0 | 0 |
| GIS | 451 | 1,719 | 1,268 |
| OTHER PROFESSIONAL SVCS | 0 | 0 | 0 |
| AUDITORS SERVICES | 3,908 | 4,015 | 107 |
| CHEMICAL WEED CONTROL | 19,269 | 48,424 | 29,155 |
| MECHANICAL WEED CONTROL | 0 | 0 | 0 |
| MOWING SERVICES | 0 | 0 | 0 |
| TRASH DISPOSAL | 0 | 1,500 | 1,500 |
| MOWING & LANDSCAPE MAINTENANCE | 5,899 | 14,788 | 8,889 |
| SUPERVISORS EXPENSES | 0 | 0 | 0 |
| REPAIR & MAINT-AERATORS | 100,847 | 223,460 | 122,613 |
| REPAIR & MAINT-PUMP STATN | 171 | 30,000 | 29,829 |
| REPAIR & MAINT-CANAL/LAKE | 2,850 | 5,000 | 2,150 |
| REPAIR & MAINT-BLDG | 0 | 2,000 | 2,000 |
| REPAIR & MAINT - GENERAL | 0 | 6,000 | 6,000 |
| REPAIR & MAINT-TELEMETRY | 29 | 15,000 | 14,971 |
| REPAIR & MAINT-CULVERTS | 24,375 | 60,000 | 35,625 |
| REPAIR & MAINT - GATE/FENCE | 0 | 1,500 | 1,500 |
| R&M- Aerator refurbishments | 14,607 | 37,500 | 22,893 |
| R&M- GENERATORS | 2,606 | 15,500 | 12,894 |
| REPAIR & MAINT- WATER CTRL STR | 0 | 3,000 | 3,000 |
| Other | 84,196 | 216,621 | 132,425 |
| Total Physical Environment | 272,840 | 699,027 | 426,187 |
| Capital outlay | | | |
| IMPRVMNTS OTHER THAN BLDG | 0 | 0 | 0 |
| CULVERTS/STRUCTURES | 0 | 0 | 0 |
| MACHINERY & EQUIPMENT | 49,053 | 50,500 | 1,447 |
| Other | 0 | 0 | 0 |
| Total Capital outlay | 49,053 | 50,500 | 1,447 |
| Principal | 101,350 | 101,350 | (0) |
| Interest | 1,844 | 3,116 | 1,272 |
| Total Expenditures: | 425,086 | 853,993 | 428,907 |
| Excess (deficiency) of revenues over expenditures | 568,209 | 271,605 | 296,604 |

**Northern Palm Beach County Improvement District**

Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)

Unit 14

From 10/1/2025 Through 3/31/2026

(In Whole Numbers)

| | Current Year Actual | Total Budget - Original | Total Budget Variance - Original |
|---|---|---|---|
| Other financing sources (uses): | | | |
| Transfers out | (83,089) | (196,125) | 113,036 |
| Capital contributions from landowners | 0 | 0 | 0 |
| Insurance proceeds | 0 | 0 | 0 |
| Total Other financing sources (uses): | (83,089) | (196,125) | 113,036 |
| Net change in fund balance | 485,120 | 75,480 | 409,640 |
| Fund balances, beginning of year | | | |
| | 974,833 | 0 | 974,833 |
| Total Fund balances, beginning of year | 974,833 | 0 | 974,833 |
| Fund balance, end of period | 1,459,953 | 75,480 | 1,384,473 |

**Northern Palm Beach County Improvement District**

Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)

Unit 15

From 10/1/2025 Through 3/31/2026

(In Whole Numbers)

| | Current Year Actual | Total Budget - Original | Total Budget Variance - Original |
|---|---|---|---|
| Revenues: | | | |
| Non-ad valorem assessments | 1,060,761 | 1,146,290 | (85,529) |
| Intergovernmental revenues | 0 | 0 | 0 |
| Investment income | 20,872 | 0 | 20,872 |
| Miscellaneous | 29,529 | 0 | 29,529 |
| Total Revenues: | 1,111,162 | 1,146,290 | (35,128) |
| Expenditures: | | | |
| Physical Environment | | | |
| ENGINEERING FEES | 0 | 20,000 | 20,000 |
| ENGINEERING-PERMITS | 0 | 0 | 0 |
| LEGAL SERVICES | 551 | 6,000 | 5,449 |
| FINANCIAL CONS./ADVISOR | 0 | 0 | 0 |
| GIS | 1,794 | 6,837 | 5,043 |
| OTHER PROFESSIONAL SVCS | 0 | 0 | 0 |
| AUDITORS SERVICES | 3,542 | 3,638 | 97 |
| CHEMICAL WEED CONTROL | 37,010 | 93,008 | 55,999 |
| MOWING SERVICES | 0 | 0 | 0 |
| TRASH DISPOSAL | 0 | 1,500 | 1,500 |
| MOWING & LANDSCAPE MAINTENANCE | 14,237 | 35,768 | 21,531 |
| SUPERVISORS EXPENSES | 0 | 0 | 0 |
| BIOLOGICAL WEED CONTROL | 0 | 20,000 | 20,000 |
| REPAIR & MAINT-AERATORS | 84,293 | 240,840 | 156,547 |
| REPAIR & MAINT-PUMP STATN | 0 | 0 | 0 |
| REPAIR & MAINT-CANAL/LAKE | 88,500 | 100,000 | 11,500 |
| REPAIR & MAINT - GENERAL | 0 | 8,000 | 8,000 |
| REPAIR & MAINT-TELEMETRY | 953 | 15,000 | 14,047 |
| REPAIR & MAINT-ROADS | 0 | 0 | 0 |
| REPAIR & MAINT-CULVERTS | 0 | 300,000 | 300,000 |
| REPAIR & MAINT - GATE/FENCE | 0 | 1,500 | 1,500 |
| Repairs & Maint - Catch Basins | 0 | 0 | 0 |
| R&M- Aerator refurbishments | 14,720 | 30,000 | 15,280 |
| R & M PRESERVE STRUCTURES | 0 | 0 | 0 |
| REPAIR & MAINT- RTU GATES | 0 | 0 | 0 |
| REPAIR & MAINT- WATER CTRL STR | 0 | 11,000 | 11,000 |
| Other | 105,505 | 249,549 | 144,044 |
| Total Physical Environment | 351,105 | 1,142,640 | 791,536 |
| Capital outlay | | | |
| IMPRVMNTS OTHER THAN BLDG | 0 | 0 | 0 |
| CULVERTS/STRUCTURES | 0 | 0 | 0 |
| MACHINERY & EQUIPMENT | 75,163 | 75,750 | 587 |
| Other | 0 | 0 | 0 |
| Total Capital outlay | 75,163 | 75,750 | 587 |
| Principal | 0 | 33,445 | 33,445 |
| Interest | 5,191 | 45,441 | 40,250 |
| Total Expenditures: | 431,459 | 1,297,276 | 865,817 |
| Excess (deficiency) of revenues over expenditures | 679,703 | (150,986) | 830,689 |

**Northern Palm Beach County Improvement District**

Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)

Unit 15

From 10/1/2025 Through 3/31/2026

(In Whole Numbers)

| | Current Year Actual | Total Budget - Original | Total Budget Variance - Original |
|---|---|---|---|
| Other financing sources (uses): | | | |
| Transfers out | (74,486) | (204,899) | 130,413 |
| Insurance proceeds | 0 | 0 | 0 |
| Total Other financing sources (uses): | (74,486) | (204,899) | 130,413 |
| Net change in fund balance | 605,218 | (355,885) | 961,103 |
| Fund balances, beginning of year | | | |
| | 1,192,584 | 0 | 1,192,584 |
| Total Fund balances, beginning of year | 1,192,584 | 0 | 1,192,584 |
| Fund balance, end of period | 1,797,802 | (355,885) | 2,153,687 |

**Northern Palm Beach County Improvement District**

Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)

Unit 16

From 10/1/2025 Through 3/31/2026

(In Whole Numbers)

| | Current Year Actual | Total Budget - Original | Total Budget Variance - Original |
|---|---|---|---|
| Revenues: | | | |
| Non-ad valorem assessments | 1,559,346 | 1,691,315 | (131,969) |
| Intergovernmental revenues | 0 | 0 | 0 |
| Investment income | 43,121 | 0 | 43,121 |
| Miscellaneous | 30,051 | 0 | 30,051 |
| Total Revenues: | 1,632,517 | 1,691,315 | (58,798) |
| Expenditures: | | | |
| Physical Environment | | | |
| ENGINEERING FEES | 0 | 50,000 | 50,000 |
| ENGINEERING-PERMITS | 0 | 0 | 0 |
| ENVIRONMENTAL LIASON | 7,532 | 25,031 | 17,499 |
| LEGAL SERVICES | 12,035 | 15,000 | 2,965 |
| WATER QUALITY | 4,517 | 4,517 | (0) |
| FINANCIAL CONS./ADVISOR | 0 | 200 | 200 |
| GIS | 2,046 | 6,366 | 4,320 |
| OTHER PROFESSIONAL SVCS | 0 | 0 | 0 |
| AUDITORS SERVICES | 4,562 | 4,687 | 125 |
| MARSH MAINT-LITTORAL ZONE | 181 | 6,906 | 6,725 |
| CHEMICAL WEED CONTROL | 15,319 | 45,957 | 30,638 |
| MOWING SERVICES | 0 | 0 | 0 |
| SECURITY SERVICES | 405,407 | 694,983 | 289,576 |
| TRASH DISPOSAL | 0 | 5,000 | 5,000 |
| MOWING & LANDSCAPE MAINTENANCE | 36,357 | 90,322 | 53,965 |
| SUPERVISORS EXPENSES | 0 | 0 | 0 |
| PRESERVE/EXOTIC MAINT | 9,620 | 51,988 | 42,368 |
| REPAIR & MAINT-AERATORS | 0 | 0 | 0 |
| REPAIR & MAINT-CANAL/LAKE | 450 | 20,000 | 19,550 |
| REPAIR & MAINT - GENERAL | 0 | 8,000 | 8,000 |
| REPAIR & MAINT-TELEMETRY | 0 | 1,000 | 1,000 |
| REPAIR & MAINT-ROADS | 3,179 | 150,000 | 146,821 |
| REPAIR & MAINT-CULVERTS | 7,680 | 100,000 | 92,320 |
| REPAIR & MAINT - GATE/FENCE | 0 | 0 | 0 |
| Repairs & Maint - Catch Basins | 0 | 100,000 | 100,000 |
| REPAIR & MAINT- STREET SWEEP | 2,993 | 7,560 | 4,568 |
| REPAIR & MAINT- WATER CTRL STR | 0 | 5,000 | 5,000 |
| Other | 18,548 | 27,592 | 9,044 |
| Total Physical Environment | 530,426 | 1,420,109 | 889,683 |
| Capital outlay | | | |
| IMPRVMNTS OTHER THAN BLDG | 0 | 280,000 | 280,000 |
| ROADS/BRIDGES | 0 | 845,000 | 845,000 |
| CULVERTS/STRUCTURES | 0 | 0 | 0 |
| CANALS/LAKES/OTHER DRAINAGE | 0 | 0 | 0 |
| Other | 0 | 0 | 0 |
| Total Capital outlay | 0 | 1,125,000 | 1,125,000 |
| Principal | 0 | 0 | 0 |
| Total Expenditures: | 530,426 | 2,545,109 | 2,014,683 |

**Northern Palm Beach County Improvement District**

Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)

Unit 16

From 10/1/2025 Through 3/31/2026

(In Whole Numbers)

| | Current Year Actual | Total Budget - Original | Total Budget Variance - Original |
|---|---|---|---|
| Excess (deficiency) of revenues over expenditures | 1,102,092 | (853,794) | 1,955,886 |
| Other financing sources (uses): | | | |
| Transfers out | (107,172) | (270,025) | 162,853 |
| Capital contributions from landowners | 0 | 0 | 0 |
| Total Other financing sources (uses): | (107,172) | (270,025) | 162,853 |
| Net change in fund balance | 994,919 | (1,123,819) | 2,118,738 |
| Fund balances, beginning of year | | | |
| | 2,856,565 | 0 | 2,856,565 |
| Total Fund balances, beginning of year | 2,856,565 | 0 | 2,856,565 |
| Fund balance, end of period | 3,851,485 | (1,123,819) | 4,975,304 |

**Northern Palm Beach County Improvement District**

Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)

Unit 18

From 10/1/2025 Through 3/31/2026

(In Whole Numbers)

| | Current Year Actual | Total Budget - Original | Total Budget Variance - Original |
|---|---|---|---|
| Revenues: | | | |
| Non-ad valorem assessments | 2,167,832 | 2,334,835 | (167,003) |
| Intergovernmental revenues | 0 | 68,003 | (68,003) |
| Investment income | 52,383 | 0 | 52,383 |
| Miscellaneous | 11,161 | 0 | 11,161 |
| Total Revenues: | 2,231,377 | 2,402,838 | (171,461) |
| Expenditures: | | | |
| Physical Environment | | | |
| ENGINEERING FEES | 0 | 25,000 | 25,000 |
| ENGINEERING-PERMITS | 0 | 0 | 0 |
| LEGAL SERVICES | 4,611 | 10,000 | 5,389 |
| LEGAL - SPECIAL SERVICES | 0 | 0 | 0 |
| WATER QUALITY | 28,750 | 123,000 | 94,250 |
| FINANCIAL CONS./ADVISOR | 0 | 0 | 0 |
| GIS | 920 | 3,505 | 2,585 |
| OTHER PROFESSIONAL SVCS | 0 | 0 | 0 |
| AUDITORS SERVICES | 7,901 | 8,116 | 215 |
| MARSH MAINT-LITTORAL ZONE | 177,691 | 640,442 | 462,751 |
| CHEMICAL WEED CONTROL | 69,447 | 208,791 | 139,344 |
| TRASH DISPOSAL | 310 | 1,500 | 1,190 |
| MOWING & LANDSCAPE MAINTENANCE | 5,864 | 14,814 | 8,950 |
| SUPERVISORS EXPENSES | 0 | 0 | 0 |
| BIOLOGICAL WEED CONTROL | 24,400 | 0 | (24,400) |
| PRESERVE/EXOTIC MAINT | 0 | 0 | 0 |
| REPAIR & MAINT-AERATORS | 143,687 | 234,932 | 91,245 |
| REPAIR & MAINT-PUMP STATN | 171,451 | 230,000 | 58,549 |
| REPAIR & MAINT-CANAL/LAKE | 1,450 | 10,000 | 8,550 |
| REPAIR & MAINT-BLDG | 0 | 4,000 | 4,000 |
| REPAIR & MAINT - GENERAL | 3,700 | 17,000 | 13,300 |
| REPAIR & MAINT-TELEMETRY | 702 | 20,500 | 19,798 |
| REPAIR & MAINT-ROADS | 0 | 100,000 | 100,000 |
| REPAIR & MAINT-CULVERTS | 33,750 | 60,000 | 26,250 |
| REPAIR & MAINT - GATE/FENCE | 0 | 5,000 | 5,000 |
| Repairs & Maint - Catch Basins | 0 | 40,000 | 40,000 |
| R&M- Aerator refurbishments | 43,793 | 37,500 | (6,293) |
| R&M- GENERATORS | 2,666 | 30,000 | 27,334 |
| REPAIR & MAINT- STREET SWEEP | 12,947 | 32,708 | 19,761 |
| REPAIR & MAINT- WATER CTRL STR | 0 | 3,000 | 3,000 |
| Other | 112,319 | 293,056 | 180,737 |
| Total Physical Environment | 846,360 | 2,152,864 | 1,306,504 |
| 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 | 72,335 | 175,000 | 102,666 |
| Other | 0 | 0 | 0 |

**Northern Palm Beach County Improvement District**

Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)

Unit 18

From 10/1/2025 Through 3/31/2026

(In Whole Numbers)

| | Current Year Actual | Total Budget - Original | Total Budget Variance - Original |
|---|---|---|---|
| Total Capital outlay | 72,335 | 175,000 | 102,666 |
| Principal | 26,879 | 54,516 | 27,637 |
| Interest | 15,096 | 29,433 | 14,337 |
| Total Expenditures: | 960,669 | 2,411,813 | 1,451,144 |
| Excess (deficiency) of revenues over expenditures | 1,270,708 | (8,975) | 1,279,683 |
| Other financing sources (uses): | | | |
| Transfers in | 0 | 0 | 0 |
| Transfers out | (185,285) | (427,283) | 241,998 |
| Capital contributions from landowners | 10,608 | 26,799 | (16,191) |
| Insurance proceeds | 0 | 0 | 0 |
| Repayment to landowners | 0 | 0 | 0 |
| Total Other financing sources (uses): | (174,677) | (400,484) | 225,807 |
| Net change in fund balance | 1,096,031 | (409,459) | 1,505,490 |
| Fund balances, beginning of year | | | |
| | 3,309,960 | 0 | 3,309,960 |
| Total Fund balances, beginning of year | 3,309,960 | 0 | 3,309,960 |
| Fund balance, end of period | 4,405,991 | (409,459) | 4,815,450 |

**Northern Palm Beach County Improvement District**

Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)

Unit 19

From 10/1/2025 Through 3/31/2026

(In Whole Numbers)

| | Current Year Actual | Total Budget - Original | Total Budget Variance - Original |
|---|---|---|---|
| Revenues: | | | |
| Non-ad valorem assessments | 583,457 | 605,482 | (22,025) |
| Intergovernmental revenues | 0 | 0 | 0 |
| Investment income | 13,510 | 0 | 13,510 |
| Miscellaneous | 574 | 0 | 574 |
| Total Revenues: | 597,542 | 605,482 | (7,940) |
| Expenditures: | | | |
| Physical Environment | | | |
| ENGINEERING FEES | 0 | 1,000 | 1,000 |
| ENGINEERING-PERMITS | 0 | 0 | 0 |
| LEGAL SERVICES | 870 | 500 | (370) |
| WATER QUALITY | 8,236 | 14,680 | 6,444 |
| FINANCIAL CONS./ADVISOR | 0 | 0 | 0 |
| GIS | 561 | 2,139 | 1,578 |
| AUDITORS SERVICES | 2,025 | 2,081 | 56 |
| MARSH MAINT-LITTORAL ZONE | 181 | 28,838 | 28,657 |
| CHEMICAL WEED CONTROL | 11,018 | 33,054 | 22,036 |
| MOWING SERVICES | 0 | 0 | 0 |
| TRASH DISPOSAL | 0 | 1,500 | 1,500 |
| MOWING & LANDSCAPE MAINTENANCE | 1,217 | 3,048 | 1,831 |
| SUPERVISORS EXPENSES | 0 | 0 | 0 |
| BIOLOGICAL WEED CONTROL | 24,613 | 0 | (24,613) |
| PRESERVE/EXOTIC MAINT | 2,905 | 22,394 | 19,489 |
| REPAIR & MAINT-AERATORS | 47,783 | 116,530 | 68,747 |
| REPAIR & MAINT-PUMP STATN | 0 | 0 | 0 |
| REPAIR & MAINT-CANAL/LAKE | 0 | 5,000 | 5,000 |
| REPAIR & MAINT - GENERAL | 0 | 3,000 | 3,000 |
| REPAIR & MAINT-TELEMETRY | 866 | 15,500 | 14,634 |
| REPAIR & MAINT-CULVERTS | 12,300 | 50,000 | 37,700 |
| REPAIR & MAINT - GATE/FENCE | 0 | 500 | 500 |
| Repairs & Maint - Catch Basins | 0 | 0 | 0 |
| R&M- Aerator refurbishments | 0 | 15,000 | 15,000 |
| REPAIR & MAINT- RTU GATES | 0 | 0 | 0 |
| REPAIR & MAINT- WATER CTRL STR | 0 | 4,000 | 4,000 |
| Other | 63,074 | 130,795 | 67,721 |
| Total Physical Environment | 175,651 | 449,559 | 273,908 |
| Capital outlay | | | |
| IMPRVMNTS OTHER THAN BLDG | 0 | 0 | 0 |
| CULVERTS/STRUCTURES | 0 | 0 | 0 |
| MACHINERY & EQUIPMENT | 75,726 | 101,000 | 25,274 |
| Other | 0 | 0 | 0 |
| Total Capital outlay | 75,726 | 101,000 | 25,274 |
| Interest | 0 | 0 | 0 |
| Total Expenditures: | 251,377 | 550,559 | 299,182 |
| Excess (deficiency) of revenues over expenditures | 346,164 | 54,923 | 291,241 |

**Northern Palm Beach County Improvement District**

Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)

Unit 19

From 10/1/2025 Through 3/31/2026

(In Whole Numbers)

| | Current Year Actual | Total Budget - Original | Total Budget Variance - Original |
|---|---|---|---|
| Other financing sources (uses): | | | |
| Transfers in | 0 | 0 | 0 |
| Transfers out | (47,482) | (117,841) | 70,359 |
| Capital contributions from landowners | 25,000 | 0 | 25,000 |
| Insurance proceeds | 0 | 0 | 0 |
| Total Other financing sources (uses): | (22,482) | (117,841) | 95,359 |
| Net change in fund balance | 323,682 | (62,918) | 386,600 |
| Fund balances, beginning of year | | | |
| | 857,876 | 0 | 857,876 |
| Total Fund balances, beginning of year | 857,876 | 0 | 857,876 |
| Fund balance, end of period | 1,181,558 | (62,918) | 1,244,476 |

**Northern Palm Beach County Improvement District**

Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)

Unit 19A

From 10/1/2025 Through 3/31/2026

(In Whole Numbers)

| | Current Year Actual | Total Budget - Original | Total Budget Variance - Original |
|---|---|---|---|
| Revenues: | | | |
| Non-ad valorem assessments | 25,726 | 26,544 | (818) |
| Investment income | 7,371 | 0 | 7,371 |
| Total Investment income | 7,371 | 0 | 7,371 |
| Total Revenues: | 33,097 | 26,544 | 6,553 |
| 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 | 88 | 91 | 3 |
| SUPERVISORS EXPENSES | 0 | 0 | 0 |
| REPAIR & MAINT - GENERAL | 0 | 10,000 | 10,000 |
| REPAIR & MAINT-TELEMETRY | 0 | 0 | 0 |
| Other | 257 | 263 | 6 |
| Total Physical Environment | 346 | 11,354 | 11,008 |
| Capital outlay | | | |
| IMPRVMNTS OTHER THAN BLDG | 0 | 0 | 0 |
| MACHINERY & EQUIPMENT | 0 | 15,000 | 15,000 |
| Total Capital outlay | 0 | 15,000 | 15,000 |
| Total Expenditures: | 346 | 26,354 | 26,008 |
| Excess (deficiency) of revenues over expenditures | 32,752 | 190 | 32,562 |
| Other financing sources (uses): | | | |
| Transfers in | 0 | 0 | 0 |
| Transfers out | (10,477) | (15,190) | 4,713 |
| Insurance proceeds | 0 | 0 | 0 |
| Total Other financing sources (uses): | (10,477) | (15,190) | 4,713 |
| Net change in fund balance | 22,274 | (15,000) | 37,274 |
| Fund balances, beginning of year | | | |
| | 566,162 | 0 | 566,162 |
| Total Fund balances, beginning of year | 566,162 | 0 | 566,162 |
| Fund balance, end of period | 588,436 | (15,000) | 603,436 |

**Northern Palm Beach County Improvement District**

Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)

Unit 20

From 10/1/2025 Through 3/31/2026

(In Whole Numbers)

| | Current Year Actual | Total Budget - Original | Total Budget Variance - Original |
|---|---|---|---|
| Revenues: | | | |
| Non-ad valorem assessments | 115,748 | 126,408 | (10,660) |
| Intergovernmental revenues | 0 | 0 | 0 |
| Investment income | 5,909 | 0 | 5,909 |
| Miscellaneous | 2,413 | 0 | 2,413 |
| Total Revenues: | 124,071 | 126,408 | (2,337) |
| Expenditures: | | | |
| Physical Environment | | | |
| ENGINEERING FEES | 430 | 10,000 | 9,570 |
| ENGINEERING-PERMITS | 0 | 0 | 0 |
| LEGAL SERVICES | 1,740 | 7,000 | 5,260 |
| SPECIAL SERVICES | 0 | 0 | 0 |
| WATER QUALITY | 0 | 0 | 0 |
| FINANCIAL CONS./ADVISOR | 0 | 0 | 0 |
| GIS | 152 | 578 | 426 |
| OTHER PROFESSIONAL SVCS | 0 | 0 | 0 |
| AUDITORS SERVICES | 564 | 579 | 15 |
| CHEMICAL WEED CONTROL | 3,407 | 8,562 | 5,155 |
| TRASH DISPOSAL | 0 | 6,000 | 6,000 |
| MOWING & LANDSCAPE MAINTENANCE | 3,167 | 0 | (3,167) |
| SUPERVISORS EXPENSES | 0 | 0 | 0 |
| REPAIR & MAINT-CANAL/LAKE | 4,350 | 23,219 | 18,869 |
| REPAIR & MAINT - GENERAL | 0 | 3,000 | 3,000 |
| REPAIR & MAINT - GATE/FENCE | 0 | 0 | 0 |
| Repairs & Maint - Catch Basins | 0 | 0 | 0 |
| REPAIR & MAINT- WATER CTRL STR | 0 | 8,000 | 8,000 |
| Other | 1,116 | 1,212 | 96 |
| Total Physical Environment | 14,924 | 68,150 | 53,226 |
| Capital outlay | | | |
| IMPRVMNTS OTHER THAN BLDG | 0 | 0 | 0 |
| CULVERTS/STRUCTURES | 0 | 0 | 0 |
| Other | 0 | 0 | 0 |
| Total Capital outlay | 0 | 0 | 0 |
| Principal | 0 | 0 | 0 |
| Interest | 0 | 0 | 0 |
| Total Expenditures: | 14,924 | 68,150 | 53,226 |
| Excess (deficiency) of revenues over expenditures | 109,146 | 58,258 | 50,888 |
| Other financing sources (uses): | | | |
| Transfers out | (21,710) | (56,681) | 34,971 |
| Capital contributions from landowners | 0 | 0 | 0 |
| Repayment to landowners | 0 | 0 | 0 |
| Proceeds from sales/disposals of capital assets | 0 | 0 | 0 |
| Total Other financing sources (uses): | (21,710) | (56,681) | 34,971 |
| Net change in fund balance | 87,436 | 1,577 | 85,859 |

**Northern Palm Beach County Improvement District**

Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)

Unit 20

From 10/1/2025 Through 3/31/2026

(In Whole Numbers)

| | Current Year Actual | Total Budget - Original | Total Budget Variance - Original |
|---|---|---|---|
| Fund balances, beginning of year | | | |
| | 411,557 | 0 | 411,557 |
| Total Fund balances, beginning of year | 411,557 | 0 | 411,557 |
| Fund balance, end of period | 498,993 | 1,577 | 497,416 |

**Northern Palm Beach County Improvement District**

Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)

Unit 21

From 10/1/2025 Through 3/31/2026

(In Whole Numbers)

| | Current Year Actual | Total Budget - Original | Total Budget Variance - Original |
|---|---|---|---|
| Revenues: | | | |
| Non-ad valorem assessments | 867,079 | 923,499 | (56,420) |
| Intergovernmental revenues | 0 | 0 | 0 |
| Investment income | 13,282 | 0 | 13,282 |
| Miscellaneous | 0 | 0 | 0 |
| Total Revenues: | 880,361 | 923,499 | (43,138) |
| Expenditures: | | | |
| Physical Environment | | | |
| ENGINEERING FEES | 0 | 1,000 | 1,000 |
| ENGINEERING-PERMITS | 0 | 0 | 0 |
| LEGAL SERVICES | 1,363 | 1,000 | (363) |
| WATER QUALITY | 5,510 | 8,776 | 3,266 |
| FINANCIAL CONS./ADVISOR | 0 | 0 | 0 |
| GIS | 244 | 455 | 211 |
| OTHER PROFESSIONAL SVCS | 0 | 0 | 0 |
| AUDITORS SERVICES | 2,654 | 2,726 | 72 |
| MARSH MAINT-LITTORAL ZONE | 29,109 | 143,013 | 113,904 |
| CHEMICAL WEED CONTROL | 18,541 | 55,624 | 37,083 |
| TRASH DISPOSAL | 0 | 0 | 0 |
| MOWING & LANDSCAPE MAINTENANCE | 1,011 | 3,005 | 1,994 |
| SUPERVISORS EXPENSES | 0 | 0 | 0 |
| BIOLOGICAL WEED CONTROL | 24,150 | 0 | (24,150) |
| PRESERVE/EXOTIC MAINT | 152,374 | 226,855 | 74,481 |
| REPAIR & MAINT-AERATORS | 8,719 | 52,450 | 43,731 |
| REPAIR & MAINT-PUMP STATN | 1,052 | 30,000 | 28,948 |
| REPAIR & MAINT-VEHICLES | 0 | 0 | 0 |
| REPAIR & MAINT-CANAL/LAKE | 0 | 5,000 | 5,000 |
| REPAIR & MAINT-BLDG | 0 | 2,000 | 2,000 |
| REPAIR & MAINT-WELLS | 0 | 0 | 0 |
| REPAIR & MAINT - GENERAL | 0 | 1,500 | 1,500 |
| REPAIR & MAINT-TELEMETRY | 29 | 15,000 | 14,971 |
| REPAIR & MAINT-ROADS | 0 | 0 | 0 |
| REPAIR & MAINT-CULVERTS | 9,650 | 50,000 | 40,350 |
| REPAIR & MAINT - GATE/FENCE | 0 | 1,500 | 1,500 |
| R&M- GENERATORS | 0 | 15,500 | 15,500 |
| REPAIR & MAINT- WATER CTRL STR | 0 | 3,000 | 3,000 |
| R&M- PRESERVE STRUCTURE/INLETS | 0 | 0 | 0 |
| Other | 14,111 | 35,823 | 21,712 |
| Total Physical Environment | 268,518 | 654,227 | 385,709 |
| Capital outlay | | | |
| BUILDINGS | 0 | 0 | 0 |
| IMPRVMNTS OTHER THAN BLDG | 0 | 0 | 0 |
| CULVERTS/STRUCTURES | 0 | 0 | 0 |
| MACHINERY & EQUIPMENT | 44,292 | 35,000 | (9,292) |
| Other | 0 | 0 | 0 |
| Total Capital outlay | 44,292 | 35,000 | (9,292) |
| Principal | 12,447 | 25,245 | 12,798 |

**Northern Palm Beach County Improvement District**

Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)

Unit 21

From 10/1/2025 Through 3/31/2026

(In Whole Numbers)

| | Current Year Actual | Total Budget - Original | Total Budget Variance - Original |
|---|---|---|---|
| Interest | 6,990 | 13,629 | 6,639 |
| Total Expenditures: | 332,247 | 728,101 | 395,854 |
| Excess (deficiency) of revenues over expenditures | 548,114 | 195,398 | 352,716 |
| Other financing sources (uses): | | | |
| Transfers out | (92,231) | (236,821) | 144,590 |
| Capital contributions from landowners | 0 | 0 | 0 |
| Insurance proceeds | 0 | 0 | 0 |
| Total Other financing sources (uses): | (92,231) | (236,821) | 144,590 |
| Net change in fund balance | 455,883 | (41,423) | 497,306 |
| Fund balances, beginning of year | | | |
| | 776,742 | 0 | 776,742 |
| Total Fund balances, beginning of year | 776,742 | 0 | 776,742 |
| Fund balance, end of period | 1,232,625 | (41,423) | 1,274,048 |

**Northern Palm Beach County Improvement District**

Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)

Unit 23

From 10/1/2025 Through 3/31/2026

(In Whole Numbers)

| | Current Year Actual | Total Budget - Original | Total Budget Variance - Original |
|---|---|---|---|
| Revenues: | | | |
| Non-ad valorem assessments | 409,471 | 433,887 | (24,416) |
| Intergovernmental revenues | 0 | 0 | 0 |
| Investment income | 7,127 | 0 | 7,127 |
| Miscellaneous | 1,991 | 0 | 1,991 |
| Total Revenues: | 418,590 | 433,887 | (15,297) |
| Expenditures: | | | |
| Physical Environment | | | |
| ENGINEERING FEES | 0 | 2,000 | 2,000 |
| ENGINEERING-PERMITS | 0 | 0 | 0 |
| LEGAL SERVICES | 0 | 10,000 | 10,000 |
| WATER QUALITY | 2,572 | 4,120 | 1,548 |
| FINANCIAL CONS./ADVISOR | 0 | 0 | 0 |
| GIS | 280 | 1,067 | 787 |
| AUDITORS SERVICES | 1,261 | 1,296 | 35 |
| MARSH MAINT-LITTORAL ZONE | 1,486 | 39,804 | 38,318 |
| CHEMICAL WEED CONTROL | 14,022 | 42,066 | 28,044 |
| TRASH DISPOSAL | 0 | 500 | 500 |
| MOWING & LANDSCAPE MAINTENANCE | 1,202 | 4,503 | 3,301 |
| SUPERVISORS EXPENSES | 0 | 0 | 0 |
| BIOLOGICAL WEED CONTROL | 0 | 0 | 0 |
| PRESERVE/EXOTIC MAINT | 27,030 | 183,252 | 156,222 |
| 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 | 7,000 | 7,000 |
| REPAIR & MAINT-TELEMETRY | 10 | 5,000 | 4,990 |
| REPAIR & MAINT-ROADS | 0 | 0 | 0 |
| REPAIR & MAINT-CULVERTS | 0 | 100,000 | 100,000 |
| REPAIR & MAINT - GATE/FENCE | 0 | 0 | 0 |
| REPAIR & MAINT- RTU GATES | 0 | 0 | 0 |
| REPAIR & MAINT- WATER CTRL STR | 0 | 2,000 | 2,000 |
| R&M- PRESERVE STRUCTURE/INLETS | 0 | 0 | 0 |
| Other | 4,134 | 4,579 | 445 |
| Total Physical Environment | 51,998 | 412,187 | 360,189 |
| Capital outlay | | | |
| IMPRVMNTS OTHER THAN BLDG | 0 | 0 | 0 |
| MACHINERY & EQUIPMENT | 0 | 0 | 0 |
| Other | 0 | 0 | 0 |
| Total Capital outlay | 0 | 0 | 0 |
| Total Expenditures: | 51,998 | 412,187 | 360,189 |
| Excess (deficiency) of revenues over expenditures | 366,591 | 21,700 | 344,891 |

Other financing sources (uses):

**Northern Palm Beach County Improvement District**

Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)

Unit 23

From 10/1/2025 Through 3/31/2026

(In Whole Numbers)

| | Current Year Actual | Total Budget - Original | Total Budget Variance - Original |
|---|---|---|---|
| Transfers out | (37,304) | (104,952) | 67,648 |
| Insurance proceeds | 0 | 0 | 0 |
| Total Other financing sources (uses): | (37,304) | (104,952) | 67,648 |
| Net change in fund balance | 329,288 | (83,252) | 412,540 |
| Fund balances, beginning of year | | | |
| | 366,388 | 0 | 366,388 |
| Total Fund balances, beginning of year | 366,388 | 0 | 366,388 |
| Fund balance, end of period | 695,676 | (83,252) | 778,928 |

**Northern Palm Beach County Improvement District**

Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)

Unit 24

From 10/1/2025 Through 3/31/2026

(In Whole Numbers)

| | Current Year Actual | Total Budget - Original | Total Budget Variance - Original |
|---|---|---|---|
| Revenues: | | | |
| Non-ad valorem assessments | 359,345 | 386,153 | (26,808) |
| Intergovernmental revenues | 0 | 0 | 0 |
| Investment income | 14,335 | 0 | 14,335 |
| Miscellaneous | 0 | 0 | 0 |
| Total Revenues: | 373,680 | 386,153 | (12,473) |
| Expenditures: | | | |
| Physical Environment | | | |
| ENGINEERING FEES | 0 | 1,000 | 1,000 |
| ENGINEERING-PERMITS | 0 | 0 | 0 |
| LEGAL SERVICES | 464 | 800 | 336 |
| FINANCIAL CONS./ADVISOR | 0 | 0 | 0 |
| GIS | 173 | 658 | 485 |
| OTHER PROFESSIONAL SVCS | 0 | 1,000 | 1,000 |
| AUDITORS SERVICES | 1,465 | 1,505 | 40 |
| MARSH MAINT-LITTORAL ZONE | 15,950 | 53,162 | 37,212 |
| CHEMICAL WEED CONTROL | 14,663 | 42,395 | 27,732 |
| MOWING SERVICES | 0 | 0 | 0 |
| TRASH DISPOSAL | 0 | 1,000 | 1,000 |
| MOWING & LANDSCAPE MAINTENANCE | 8,105 | 20,336 | 12,231 |
| SUPERVISORS EXPENSES | 0 | 0 | 0 |
| PRESERVE/EXOTIC MAINT | 1,715 | 26,126 | 24,411 |
| REPAIR & MAINT-AERATORS | 433 | 13,640 | 13,207 |
| REPAIR & MAINT-PUMP STATN | 352 | 30,000 | 29,648 |
| REPAIR & MAINT-VEHICLES | 0 | 0 | 0 |
| REPAIR & MAINT-CANAL/LAKE | 0 | 5,000 | 5,000 |
| REPAIR & MAINT-BLDG | 1,450 | 2,000 | 550 |
| REPAIR & MAINT-WELLS | 0 | 2,500 | 2,500 |
| REPAIR & MAINT - GENERAL | 0 | 1,000 | 1,000 |
| REPAIR & MAINT-TELEMETRY | 10 | 5,000 | 4,990 |
| REPAIR & MAINT-ROADS | 0 | 0 | 0 |
| REPAIR & MAINT-CULVERTS | 0 | 30,000 | 30,000 |
| REPAIR & MAINT - GATE/FENCE | 0 | 500 | 500 |
| Repairs & Maint - Catch Basins | 0 | 0 | 0 |
| R&M- Aerator refurbishments | 0 | 0 | 0 |
| R&M- GENERATORS | 0 | 15,500 | 15,500 |
| REPAIR & MAINT- WATER CTRL STR | 0 | 2,000 | 2,000 |
| Other | 8,159 | 17,970 | 9,811 |
| Total Physical Environment | 52,938 | 273,092 | 220,154 |
| Capital outlay | | | |
| BUILDINGS | 0 | 0 | 0 |
| IMPRVMNTS OTHER THAN BLDG | 102,524 | 0 | (102,524) |
| MACHINERY & EQUIPMENT | 36,167 | 0 | (36,167) |
| Other | 0 | 0 | 0 |
| Total Capital outlay | 138,691 | 0 | (138,691) |
| Principal | 0 | 13,204 | 13,204 |
| Interest | 2,300 | 17,940 | 15,640 |
| Total Expenditures: | 193,929 | 304,236 | 110,307 |

**Northern Palm Beach County Improvement District**

Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)

Unit 24

From 10/1/2025 Through 3/31/2026

(In Whole Numbers)

| | Current Year Actual | Total Budget - Original | Total Budget Variance - Original |
|---|---|---|---|
| Excess (deficiency) of revenues over expenditures | 179,751 | 81,917 | 97,834 |
| Other financing sources (uses): | | | |
| Transfers in | 0 | 0 | 0 |
| Transfers out | (51,336) | (119,998) | 68,662 |
| Capital contributions from landowners | 0 | 0 | 0 |
| Insurance proceeds | 0 | 0 | 0 |
| Total Other financing sources (uses): | (51,336) | (119,998) | 68,662 |
| Net change in fund balance | 128,415 | (38,081) | 166,496 |
| Fund balances, beginning of year | | | |
| | 1,026,535 | 0 | 1,026,535 |
| Total Fund balances, beginning of year | 1,026,535 | 0 | 1,026,535 |
| Fund balance, end of period | 1,154,950 | (38,081) | 1,193,031 |

**Northern Palm Beach County Improvement District**

Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)

Unit 27B

From 10/1/2025 Through 3/31/2026

(In Whole Numbers)

| | Current Year Actual | Total Budget - Original | Total Budget Variance - Original |
|---|---|---|---|
| Revenues: | | | |
| Non-ad valorem assessments | 184,741 | 194,229 | (9,488) |
| Investment income | 6,568 | 0 | 6,568 |
| Miscellaneous | 0 | 0 | 0 |
| Total Revenues: | 191,309 | 194,229 | (2,920) |
| Expenditures: | | | |
| Physical Environment | | | |
| ENGINEERING FEES | 0 | 10,000 | 10,000 |
| LEGAL SERVICES | 0 | 3,000 | 3,000 |
| FINANCIAL CONS./ADVISOR | 0 | 200 | 200 |
| GIS | 214 | 816 | 602 |
| AUDITORS SERVICES | 1,537 | 1,579 | 42 |
| MONITORING REPORT | 0 | 0 | 0 |
| MARSH MAINT-LITTORAL ZONE | 281 | 8,125 | 7,844 |
| CHEMICAL WEED CONTROL | 2,005 | 6,015 | 4,010 |
| TRASH DISPOSAL | 0 | 0 | 0 |
| MOWING & LANDSCAPE MAINTENANCE | 160 | 675 | 515 |
| SUPERVISORS EXPENSES | 0 | 0 | 0 |
| PRESERVE/EXOTIC MAINT | 29,677 | 113,277 | 83,600 |
| PARK MAINTENANCE | 0 | 0 | 0 |
| REPAIR & MAINT-CANAL/LAKE | 0 | 0 | 0 |
| REPAIR & MAINT - GENERAL | 216 | 3,000 | 2,784 |
| REPAIR & MAINT-ROADS | 0 | 0 | 0 |
| REPAIR & MAINT-CULVERTS | 0 | 10,000 | 10,000 |
| R & M PRESERVE STRUCTURES | 1,235 | 5,000 | 3,765 |
| REPAIR & MAINT- WATER CTRL STR | 0 | 2,000 | 2,000 |
| Other | 3,097 | 3,174 | 77 |
| Total Physical Environment | 38,422 | 166,861 | 128,439 |
| Capital outlay | | | |
| CULVERTS/STRUCTURES | 0 | 0 | 0 |
| Other | 0 | 0 | 0 |
| Total Capital outlay | 0 | 0 | 0 |
| Total Expenditures: | 38,422 | 166,861 | 128,439 |
| Excess (deficiency) of revenues over expenditures | 152,887 | 27,368 | 125,519 |
| Other financing sources (uses): | | | |
| Transfers out | (25,744) | (59,218) | 33,474 |
| Total Other financing sources (uses): | (25,744) | (59,218) | 33,474 |
| Net change in fund balance | 127,142 | (31,850) | 158,992 |
| Fund balances, beginning of year | | | |
| | 435,967 | 0 | 435,967 |
| Total Fund balances, beginning of year | 435,967 | 0 | 435,967 |
| Fund balance, end of period | 563,109 | (31,850) | 594,959 |

**Northern Palm Beach County Improvement District**

Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)

Unit 29

From 10/1/2025 Through 3/31/2026

(In Whole Numbers)

| | Current Year Actual | Total Budget - Original | Total Budget Variance - Original |
|---|---|---|---|
| Revenues: | | | |
| Non-ad valorem assessments | 101,156 | 104,804 | (3,648) |
| Intergovernmental revenues | 0 | 0 | 0 |
| Investment income | 2,492 | 0 | 2,492 |
| Miscellaneous | 0 | 0 | 0 |
| Total Revenues: | 103,648 | 104,804 | (1,156) |
| Expenditures: | | | |
| Physical Environment | | | |
| ENGINEERING FEES | 0 | 1,000 | 1,000 |
| LEGAL SERVICES | 0 | 500 | 500 |
| WATER QUALITY | 2,572 | 4,120 | 1,548 |
| FINANCIAL CONS./ADVISOR | 0 | 0 | 0 |
| GIS | 52 | 198 | 146 |
| OTHER PROFESSIONAL SVCS | 0 | 0 | 0 |
| AUDITORS SERVICES | 296 | 304 | 8 |
| MARSH MAINT-LITTORAL ZONE | 281 | 6,906 | 6,625 |
| CHEMICAL WEED CONTROL | 4,056 | 12,169 | 8,113 |
| SUPERVISORS EXPENSES | 0 | 0 | 0 |
| PRESERVE/EXOTIC MAINT | 0 | 45,695 | 45,695 |
| UPLAND MAINTENANCE | 0 | 0 | 0 |
| REPAIR & MAINT-CANAL/LAKE | 0 | 0 | 0 |
| REPAIR & MAINT - GENERAL | 0 | 0 | 0 |
| REPAIR & MAINT-CULVERTS | 0 | 20,000 | 20,000 |
| Other | 1,012 | 1,039 | 27 |
| Total Physical Environment | 8,269 | 91,931 | 83,662 |
| Capital outlay | 0 | 0 | 0 |
| Principal | 2,164 | 4,388 | 2,224 |
| Interest | 1,215 | 2,369 | 1,154 |
| Total Expenditures: | 11,648 | 98,688 | 87,040 |
| Excess (deficiency) of revenues over expenditures | 92,001 | 6,116 | 85,885 |
| Other financing sources (uses): | | | |
| Transfers in | 0 | 0 | 0 |
| Transfers out | (8,202) | (28,668) | 20,466 |
| Total Other financing sources (uses): | (8,202) | (28,668) | 20,466 |
| Net change in fund balance | 83,799 | (22,552) | 106,351 |
| Fund balances, beginning of year | | | |
| | 145,844 | 0 | 145,844 |
| Total Fund balances, beginning of year | 145,844 | 0 | 145,844 |
| Fund balance, end of period | 229,642 | (22,552) | 252,194 |

**Northern Palm Beach County Improvement District**

Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)

Unit 31

From 10/1/2025 Through 3/31/2026

(In Whole Numbers)

| | Current Year Actual | Total Budget - Original | Total Budget Variance - Original |
|---|---|---|---|
| Revenues: | | | |
| Non-ad valorem assessments | 1,288,119 | 1,373,566 | (85,447) |
| Intergovernmental revenues | 0 | 0 | 0 |
| Investment income | 27,696 | 0 | 27,696 |
| Miscellaneous | 561 | 0 | 561 |
| Total Revenues: | 1,316,375 | 1,373,566 | (57,191) |
| Expenditures: | | | |
| Physical Environment | | | |
| ENGINEERING FEES | 22,750 | 152,000 | 129,250 |
| ENGINEERING-PERMITS | 1,900 | 0 | (1,900) |
| LEGAL SERVICES | 261 | 3,000 | 2,739 |
| WATER QUALITY | 2,800 | 5,600 | 2,800 |
| FINANCIAL CONS./ADVISOR | 0 | 0 | 0 |
| GIS | 337 | 1,283 | 946 |
| AUDITORS SERVICES | 4,194 | 4,308 | 114 |
| MOWING & LANDSCAPE MAINTENANCE | 285 | 720 | 435 |
| SUPERVISORS EXPENSES | 0 | 0 | 0 |
| PRESERVE/EXOTIC MAINT | 0 | 0 | 0 |
| REPAIR & MAINT-AERATORS | 126,494 | 389,320 | 262,826 |
| REPAIR & MAINT-PUMP STATN | 0 | 0 | 0 |
| REPAIR & MAINT-CANAL/LAKE | 0 | 10,000 | 10,000 |
| REPAIR & MAINT-BLDG | 0 | 35,000 | 35,000 |
| REPAIR & MAINT - GENERAL | 0 | 3,000 | 3,000 |
| REPAIR & MAINT-TELEMETRY | 29 | 10,000 | 9,971 |
| REPAIR & MAINT-ROADS | 0 | 27,000 | 27,000 |
| REPAIR & MAINT-CULVERTS | 19,975 | 100,000 | 80,025 |
| REPAIR & MAINT - GATE/FENCE | 0 | 500 | 500 |
| Repairs & Maint - Catch Basins | 0 | 30,000 | 30,000 |
| R&M- Aerator refurbishments | 0 | 37,500 | 37,500 |
| REPAIR & MAINT- RTU GATES | 0 | 0 | 0 |
| REPAIR & MAINT- WATER CTRL STR | 0 | 4,000 | 4,000 |
| Other | 173,868 | 393,645 | 219,777 |
| Total Physical Environment | 352,893 | 1,206,876 | 853,983 |
| 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 | 31,574 | 281,500 | 249,926 |
| Other | 0 | 0 | 0 |
| Total Capital outlay | 31,574 | 281,500 | 249,926 |
| Principal | 0 | 0 | 0 |
| Interest | 0 | 0 | 0 |
| Total Expenditures: | 384,466 | 1,488,376 | 1,103,910 |
| Excess (deficiency) of revenues over expenditures | 931,909 | (114,810) | 1,046,719 |

**Northern Palm Beach County Improvement District**

Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)

Unit 31

From 10/1/2025 Through 3/31/2026

(In Whole Numbers)

| | Current Year Actual | Total Budget - Original | Total Budget Variance - Original |
|---|---|---|---|
| Other financing sources (uses): | | | |
| Transfers in | 0 | 0 | 0 |
| Transfers out | (121,474) | (270,650) | 149,176 |
| Insurance proceeds | 0 | 0 | 0 |
| Repayment to landowners | 0 | 0 | 0 |
| Total Other financing sources (uses): | (121,474) | (270,650) | 149,176 |
| Net change in fund balance | 810,435 | (385,460) | 1,195,895 |
| Fund balances, beginning of year | | | |
| | 1,394,767 | 0 | 1,394,767 |
| Total Fund balances, beginning of year | 1,394,767 | 0 | 1,394,767 |
| Fund balance, end of period | 2,205,202 | (385,460) | 2,590,662 |

**Northern Palm Beach County Improvement District**

Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)

Unit 32

From 10/1/2025 Through 3/31/2026

(In Whole Numbers)

| | Current Year Actual | Total Budget - Original | Total Budget Variance - Original |
|---|---|---|---|
| Revenues: | | | |
| Non-ad valorem assessments | 19,462 | 19,927 | (465) |
| Intergovernmental revenues | 0 | 0 | 0 |
| Investment income | 810 | 0 | 810 |
| Miscellaneous | 630 | 0 | 630 |
| Total Revenues: | 20,902 | 19,927 | 975 |
| 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 |
| GIS | 22 | 84 | 62 |
| AUDITORS SERVICES | 87 | 90 | 3 |
| CHEMICAL WEED CONTROL | 813 | 1,950 | 1,137 |
| MOWING SERVICES | 0 | 0 | 0 |
| SECURITY SERVICES | 0 | 0 | 0 |
| TRASH DISPOSAL | 0 | 2,500 | 2,500 |
| JANITORIAL | 0 | 0 | 0 |
| MOWING & LANDSCAPE MAINTENANCE | 288 | 715 | 427 |
| 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 | 500 | 500 |
| REPAIR & MAINT - GATE/FENCE | 0 | 500 | 500 |
| Repairs & Maint - Catch Basins | 0 | 0 | 0 |
| Other | 195 | 198 | 3 |
| Total Physical Environment | 1,404 | 13,037 | 11,633 |
| Capital outlay | | | |
| IMPRVMNTS OTHER THAN BLDG | 0 | 0 | 0 |
| CULVERTS/STRUCTURES | 0 | 0 | 0 |
| Other | 0 | 0 | 0 |
| Total Capital outlay | 0 | 0 | 0 |
| Total Expenditures: | 1,404 | 13,037 | 11,633 |
| Excess (deficiency) of revenues over expenditures | 19,497 | 6,890 | 12,607 |
| Other financing sources (uses): | | | |
| Transfers out | (3,680) | (7,390) | 3,710 |
| Total Other financing sources (uses): | (3,680) | (7,390) | 3,710 |
| Net change in fund balance | 15,817 | (500) | 16,317 |
| Fund balances, beginning of year | | | |
| | 54,182 | 0 | 54,182 |
| Total Fund balances, beginning of year | 54,182 | 0 | 54,182 |
| Fund balance, end of period | 69,999 | (500) | 70,499 |

**Northern Palm Beach County Improvement District**

Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)

Unit 32A

From 10/1/2025 Through 3/31/2026

(In Whole Numbers)

| | Current Year Actual | Total Budget - Original | Total Budget Variance - Original |
|---|---|---|---|
| Revenues: | | | |
| Non-ad valorem assessments | 7,159 | 7,488 | (329) |
| Investment income | 570 | 0 | 570 |
| Total Investment income | 570 | 0 | 570 |
| Total Revenues: | 7,729 | 7,488 | 241 |
| Expenditures: | | | |
| Physical Environment | | | |
| WATER QUALITY | 2,571 | 4,120 | 1,549 |
| FINANCIAL CONS./ADVISOR | 0 | 0 | 0 |
| AUDITORS SERVICES | 44 | 45 | 1 |
| MOWING SERVICES | 0 | 0 | 0 |
| SECURITY SERVICES | 0 | 0 | 0 |
| MOWING & LANDSCAPE MAINTENANCE | 288 | 715 | 427 |
| SUPERVISORS EXPENSES | 0 | 0 | 0 |
| REPAIR & MAINT-CULVERTS | 0 | 5,000 | 5,000 |
| Other | 72 | 74 | 2 |
| Total Physical Environment | 2,975 | 9,954 | 6,979 |
| Principal | 0 | 0 | 0 |
| Interest | 0 | 0 | 0 |
| Total Expenditures: | 2,975 | 9,954 | 6,979 |
| Excess (deficiency) of revenues over expenditures | 4,754 | (2,466) | 7,220 |
| Other financing sources (uses): | | | |
| Transfers in | 0 | 0 | 0 |
| Transfers out | (201) | (1,086) | 885 |
| Total Other financing sources (uses): | (201) | (1,086) | 885 |
| Net change in fund balance | 4,553 | (3,552) | 8,105 |
| Fund balances, beginning of year | | | |
| | 41,618 | 0 | 41,618 |
| Total Fund balances, beginning of year | 41,618 | 0 | 41,618 |
| Fund balance, end of period | 46,171 | (3,552) | 49,723 |

**Northern Palm Beach County Improvement District**

Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)

Unit 33

From 10/1/2025 Through 3/31/2026

(In Whole Numbers)

| | Current Year Actual | Total Budget - Original | Total Budget Variance - Original |
|---|---|---|---|
| Revenues: | | | |
| Non-ad valorem assessments | 30,566 | 32,885 | (2,319) |
| Intergovernmental revenues | 0 | 0 | 0 |
| Investment income | 1,121 | 0 | 1,121 |
| Miscellaneous | 0 | 0 | 0 |
| Total Revenues: | 31,687 | 32,885 | (1,198) |
| Expenditures: | | | |
| Physical Environment | | | |
| ENGINEERING-PERMITS | 0 | 0 | 0 |
| LEGAL SERVICES | 0 | 0 | 0 |
| WATER QUALITY | 2,574 | 4,120 | 1,546 |
| FINANCIAL CONS./ADVISOR | 0 | 0 | 0 |
| GIS | 31 | 119 | 88 |
| AUDITORS SERVICES | 107 | 110 | 3 |
| CHEMICAL WEED CONTROL | 913 | 2,192 | 1,279 |
| MOWING SERVICES | 0 | 0 | 0 |
| TRASH DISPOSAL | 0 | 500 | 500 |
| SUPERVISORS EXPENSES | 0 | 0 | 0 |
| PRESERVE/EXOTIC MAINT | 3,530 | 24,806 | 21,276 |
| UPLAND MAINTENANCE | 0 | 0 | 0 |
| REPAIR & MAINT-CANAL/LAKE | 0 | 0 | 0 |
| REPAIR & MAINT-BLDG | 0 | 0 | 0 |
| REPAIR & MAINT - GENERAL | 0 | 2,500 | 2,500 |
| REPAIR & MAINT-CULVERTS | 0 | 2,000 | 2,000 |
| Other | 306 | 325 | 19 |
| Total Physical Environment | 7,462 | 36,672 | 29,210 |
| Capital outlay | 0 | 0 | 0 |
| Total Expenditures: | 7,462 | 36,672 | 29,210 |
| Excess (deficiency) of revenues over expenditures | 24,225 | (3,787) | 28,012 |
| Other financing sources (uses): | | | |
| Transfers in | 0 | 0 | 0 |
| Transfers out | (3,670) | (11,765) | 8,095 |
| Total Other financing sources (uses): | (3,670) | (11,765) | 8,095 |
| Net change in fund balance | 20,555 | (15,552) | 36,107 |
| Fund balances, beginning of year | | | |
| | 73,579 | 0 | 73,579 |
| Total Fund balances, beginning of year | 73,579 | 0 | 73,579 |
| Fund balance, end of period | 94,134 | (15,552) | 109,686 |

**Northern Palm Beach County Improvement District**

Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)

Unit 34

From 10/1/2025 Through 3/31/2026

(In Whole Numbers)

| | Current Year Actual | Total Budget - Original | Total Budget Variance - Original |
|---|---|---|---|
| Revenues: | | | |
| Non-ad valorem assessments | 191,862 | 209,167 | (17,305) |
| Intergovernmental revenues | 0 | 0 | 0 |
| Investment income | 4,311 | 0 | 4,311 |
| Miscellaneous | 0 | 0 | 0 |
| Total Revenues: | 196,173 | 209,167 | (12,994) |
| Expenditures: | | | |
| Physical Environment | | | |
| ENGINEERING FEES | 0 | 1,500 | 1,500 |
| ENGINEERING-PERMITS | 0 | 0 | 0 |
| LEGAL SERVICES | 0 | 1,000 | 1,000 |
| FINANCIAL CONS./ADVISOR | 0 | 0 | 0 |
| GIS | 37 | 140 | 103 |
| OTHER PROFESSIONAL SVCS | 9,837 | 19,674 | 9,837 |
| AUDITORS SERVICES | 1,083 | 1,112 | 29 |
| SECURITY SERVICES | 210 | 738 | 528 |
| TRASH DISPOSAL | 350 | 2,500 | 2,150 |
| MOWING & LANDSCAPE MAINTENANCE | 7,638 | 19,296 | 11,658 |
| SUPERVISORS EXPENSES | 0 | 0 | 0 |
| REPAIR & MAINT-AERATORS | 0 | 0 | 0 |
| REPAIR & MAINT-CANAL/LAKE | 0 | 0 | 0 |
| REPAIR & MAINT-BLDG | 0 | 0 | 0 |
| REPAIR & MAINT - GENERAL | 0 | 6,500 | 6,500 |
| REPAIR & MAINT-TELEMETRY | 0 | 0 | 0 |
| REPAIR & MAINT-ROADS | 250 | 22,000 | 21,750 |
| REPAIR & MAINT-CULVERTS | 0 | 0 | 0 |
| REPAIR & MAINT - GATE/FENCE | 497 | 10,000 | 9,503 |
| REPAIR & MAINT - IRRIGATION | 0 | 0 | 0 |
| Repairs & Maint - Catch Basins | 0 | 15,000 | 15,000 |
| REPAIR & MAINT- WATER CTRL STR | 0 | 0 | 0 |
| Other | 3,443 | 6,088 | 2,645 |
| Total Physical Environment | 23,345 | 105,548 | 82,203 |
| Capital outlay | | | |
| IMPRVMNTS OTHER THAN BLDG | 0 | 0 | 0 |
| ROADS/BRIDGES | 0 | 0 | 0 |
| MACHINERY & EQUIPMENT | 0 | 0 | 0 |
| Other | 0 | 0 | 0 |
| Total Capital outlay | 0 | 0 | 0 |
| Principal | 0 | 0 | 0 |
| Interest | 0 | 0 | 0 |
| Total Expenditures: | 23,345 | 105,548 | 82,203 |
| Excess (deficiency) of revenues over expenditures | 172,828 | 103,619 | 69,209 |
| Other financing sources (uses): | | | |
| Transfers in | 0 | 0 | 0 |

**Northern Palm Beach County Improvement District**

Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)

Unit 34

From 10/1/2025 Through 3/31/2026

(In Whole Numbers)

| | Current Year Actual | Total Budget - Original | Total Budget Variance - Original |
|---|---|---|---|
| Transfers out | (32,776) | (85,119) | 52,343 |
| Total Other financing sources (uses): | (32,776) | (85,119) | 52,343 |
| Net change in fund balance | 140,052 | 18,500 | 121,552 |
| Fund balances, beginning of year | | | |
| | 259,614 | 0 | 259,614 |
| Total Fund balances, beginning of year | 259,614 | 0 | 259,614 |
| Fund balance, end of period | 399,666 | 18,500 | 381,166 |

**Northern Palm Beach County Improvement District**

Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)

Unit 38

From 10/1/2025 Through 3/31/2026

(In Whole Numbers)

| | Current Year Actual | Total Budget - Original | Total Budget Variance - Original |
|---|---|---|---|
| Revenues: | | | |
| Non-ad valorem assessments | 72,787 | 82,353 | (9,566) |
| Investment income | 5,687 | 0 | 5,687 |
| Total Investment income | 5,687 | 0 | 5,687 |
| Total Revenues: | 78,474 | 82,353 | (3,879) |
| Expenditures: | | | |
| Physical Environment | | | |
| ENGINEERING FEES | 0 | 2,000 | 2,000 |
| LEGAL SERVICES | 0 | 500 | 500 |
| FINANCIAL CONS./ADVISOR | 0 | 0 | 0 |
| GIS | 39 | 149 | 110 |
| AUDITORS SERVICES | 238 | 244 | 6 |
| SUPERVISORS EXPENSES | 0 | 0 | 0 |
| REPAIR & MAINT - GENERAL | 0 | 3,000 | 3,000 |
| REPAIR & MAINT-TELEMETRY | 0 | 0 | 0 |
| REPAIR & MAINT-ROADS | 250 | 22,000 | 21,750 |
| REPAIR & MAINT-CULVERTS | 24,516 | 25,000 | 484 |
| Repairs & Maint - Catch Basins | 0 | 20,000 | 20,000 |
| Other | 728 | 815 | 87 |
| Total Physical Environment | 25,771 | 73,708 | 47,937 |
| Capital outlay | | | |
| ROADS/BRIDGES | 0 | 0 | 0 |
| Other | 0 | 0 | 0 |
| Total Capital outlay | 0 | 0 | 0 |
| Total Expenditures: | 25,771 | 73,708 | 47,937 |
| Excess (deficiency) of revenues over expenditures | 52,703 | 8,645 | 44,058 |
| Other financing sources (uses): | | | |
| Transfers out | (12,164) | (29,145) | 16,981 |
| Total Other financing sources (uses): | (12,164) | (29,145) | 16,981 |
| Net change in fund balance | 40,539 | (20,500) | 61,039 |
| Fund balances, beginning of year | | | |
| | 422,151 | 0 | 422,151 |
| Total Fund balances, beginning of year | 422,151 | 0 | 422,151 |
| Fund balance, end of period | 462,691 | (20,500) | 483,191 |

**Northern Palm Beach County Improvement District**

Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)

Unit 41

From 10/1/2025 Through 3/31/2026

(In Whole Numbers)

| | Current Year Actual | Total Budget - Original | Total Budget Variance - Original |
|---|---|---|---|
| Revenues: | | | |
| Non-ad valorem assessments | 7,641 | 8,469 | (828) |
| Investment income | 609 | 0 | 609 |
| Miscellaneous | 0 | 0 | 0 |
| Total Revenues: | 8,251 | 8,469 | (218) |
| Expenditures: | | | |
| Physical Environment | | | |
| ENGINEERING FEES | 0 | 0 | 0 |
| LEGAL SERVICES | 0 | 0 | 0 |
| WATER QUALITY | 2,569 | 4,120 | 1,551 |
| FINANCIAL CONS./ADVISOR | 0 | 0 | 0 |
| GIS | 15 | 59 | 44 |
| AUDITORS SERVICES | 35 | 36 | 1 |
| SUPERVISORS EXPENSES | 0 | 0 | 0 |
| REPAIR & MAINT - GENERAL | 0 | 0 | 0 |
| REPAIR & MAINT-CULVERTS | 0 | 5,000 | 5,000 |
| Other | 76 | 83 | 7 |
| Total Physical Environment | 2,696 | 9,298 | 6,602 |
| Capital outlay | | | |
| CULVERTS/STRUCTURES | 0 | 0 | 0 |
| MACHINERY & EQUIPMENT | 0 | 0 | 0 |
| Other | 0 | 0 | 0 |
| Total Capital outlay | 0 | 0 | 0 |
| Total Expenditures: | 2,696 | 9,298 | 6,602 |
| Excess (deficiency) of revenues over expenditures | 5,555 | (829) | 6,384 |
| Other financing sources (uses): | | | |
| Transfers in | 0 | 0 | 0 |
| Transfers out | (1,322) | (5,223) | 3,901 |
| Total Other financing sources (uses): | (1,322) | (5,223) | 3,901 |
| Net change in fund balance | 4,233 | (6,052) | 10,285 |
| Fund balances, beginning of year | | | |
| | 44,788 | 0 | 44,788 |
| Total Fund balances, beginning of year | 44,788 | 0 | 44,788 |
| Fund balance, end of period | 49,021 | (6,052) | 55,073 |

**Northern Palm Beach County Improvement District**

Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)

Unit 43

From 10/1/2025 Through 3/31/2026

(In Whole Numbers)

| | Current Year Actual | Total Budget - Original | Total Budget Variance - Original |
|---|---|---|---|
| Revenues: | | | |
| Non-ad valorem assessments | 1,229,623 | 1,273,229 | (43,606) |
| Intergovernmental revenues | 0 | 0 | 0 |
| Investment income | 25,656 | 0 | 25,656 |
| Miscellaneous | 1,144 | 0 | 1,144 |
| Total Revenues: | 1,256,422 | 1,273,229 | (16,807) |
| Expenditures: | | | |
| Physical Environment | | | |
| ENGINEERING FEES | 0 | 2,500 | 2,500 |
| ENGINEERING-PERMITS | 0 | 0 | 0 |
| LEGAL SERVICES | 0 | 6,000 | 6,000 |
| LEGAL - SPECIAL SERVICES | 0 | 0 | 0 |
| FINANCIAL CONS./ADVISOR | 0 | 200 | 200 |
| GIS | 303 | 1,154 | 851 |
| OTHER PROFESSIONAL SVCS | 0 | 0 | 0 |
| AUDITORS SERVICES | 4,778 | 4,908 | 130 |
| MONITORING REPORT | 0 | 0 | 0 |
| CHEMICAL WEED CONTROL | 52,302 | 125,525 | 73,223 |
| MOWING SERVICES | 0 | 0 | 0 |
| SECURITY SERVICES | 318 | 500 | 182 |
| TRASH DISPOSAL | 0 | 2,500 | 2,500 |
| MOWING & LANDSCAPE MAINTENANCE | 6,745 | 18,758 | 12,013 |
| SUPERVISORS EXPENSES | 0 | 0 | 0 |
| PRESERVE/EXOTIC MAINT | 164,474 | 548,646 | 384,172 |
| PARK MAINTENANCE | 0 | 0 | 0 |
| REPAIR & MAINT-AERATORS | 0 | 0 | 0 |
| REPAIR & MAINT-PUMP STATN | 4,155 | 60,000 | 55,845 |
| REPAIR & MAINT-CANAL/LAKE | 0 | 15,000 | 15,000 |
| REPAIR & MAINT-BLDG | 1,350 | 4,000 | 2,650 |
| REPAIR & MAINT - GENERAL | 0 | 2,500 | 2,500 |
| REPAIR & MAINT-TELEMETRY | 1,778 | 30,000 | 28,222 |
| REPAIR & MAINT-ROADS | 0 | 10,000 | 10,000 |
| REPAIR & MAINT-CULVERTS | 0 | 0 | 0 |
| REPAIR & MAINT - GATE/FENCE | 0 | 1,500 | 1,500 |
| REPAIR & MAINT - IRRIGATION | 0 | 0 | 0 |
| R&M- GENERATORS | 3,058 | 17,000 | 13,942 |
| R & M PRESERVE STRUCTURES | 0 | 2,500 | 2,500 |
| REPAIR & MAINT- RTU GATES | 0 | 0 | 0 |
| REPAIR & MAINT- WATER CTRL STR | 0 | 6,000 | 6,000 |
| R&M- PRESERVE STRUCTURE/INLETS | 0 | 0 | 0 |
| Other | 22,051 | 49,599 | 27,549 |
| Total Physical Environment | 261,312 | 908,790 | 647,478 |
| Capital outlay | | | |
| IMPRVMNTS OTHER THAN BLDG | 0 | 0 | 0 |
| CULVERTS/STRUCTURES | 0 | 0 | 0 |
| MACHINERY & EQUIPMENT | 6,549 | 9,500 | 2,951 |
| Other | 0 | 0 | 0 |

**Northern Palm Beach County Improvement District**

Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)

Unit 43

From 10/1/2025 Through 3/31/2026

(In Whole Numbers)

| | Current Year Actual | Total Budget - Original | Total Budget Variance - Original |
|---|---|---|---|
| Total Capital outlay | 6,549 | 9,500 | 2,951 |
| Total Expenditures: | 267,861 | 918,290 | 650,429 |
| Excess (deficiency) of revenues over expenditures | 988,561 | 354,939 | 633,622 |
| Other financing sources (uses): | | | |
| Transfers out | (156,042) | (319,489) | 163,447 |
| Insurance proceeds | 0 | 0 | 0 |
| Total Other financing sources (uses): | (156,042) | (319,489) | 163,447 |
| Net change in fund balance | 832,519 | 35,450 | 797,069 |
| Fund balances, beginning of year | | | |
| | 1,492,981 | 0 | 1,492,981 |
| Total Fund balances, beginning of year | 1,492,981 | 0 | 1,492,981 |
| Fund balance, end of period | 2,325,500 | 35,450 | 2,290,050 |

**Northern Palm Beach County Improvement District**

Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)

Unit 44

From 10/1/2025 Through 3/31/2026

(In Whole Numbers)

| | Current Year Actual | Total Budget - Original | Total Budget Variance - Original |
|---|---|---|---|
| Revenues: | | | |
| Non-ad valorem assessments | 145,252 | 157,103 | (11,851) |
| Intergovernmental revenues | 0 | 0 | 0 |
| Investment income | 8,574 | 0 | 8,574 |
| Miscellaneous | 2,060 | 0 | 2,060 |
| Total Revenues: | 155,885 | 157,103 | (1,218) |
| Expenditures: | | | |
| Physical Environment | | | |
| ENGINEERING FEES | 0 | 1,000 | 1,000 |
| ENGINEERING-PERMITS | 0 | 0 | 0 |
| LEGAL SERVICES | 0 | 3,500 | 3,500 |
| FINANCIAL CONS./ADVISOR | 0 | 200 | 200 |
| GIS | 79 | 299 | 220 |
| AUDITORS SERVICES | 2,058 | 2,114 | 56 |
| SUPERVISORS EXPENSES | 0 | 0 | 0 |
| REPAIR & MAINT-ROADS | 0 | 0 | 0 |
| REPAIR & MAINT-CULVERTS | 0 | 20,000 | 20,000 |
| Repairs & Maint - Catch Basins | 0 | 20,000 | 20,000 |
| REPAIR & MAINT- STREET SWEEP | 3,301 | 8,340 | 5,039 |
| Other | 1,453 | 2,805 | 1,352 |
| Total Physical Environment | 6,890 | 58,258 | 51,368 |
| Capital outlay | | | |
| ROADS/BRIDGES | 0 | 0 | 0 |
| MACHINERY & EQUIPMENT | 0 | 0 | 0 |
| Other | 0 | 0 | 0 |
| Total Capital outlay | 0 | 0 | 0 |
| Total Expenditures: | 6,890 | 58,258 | 51,368 |
| Excess (deficiency) of revenues over expenditures | 148,995 | 98,845 | 50,150 |
| Other financing sources (uses): | | | |
| Transfers in | 0 | 0 | 0 |
| Transfers out | (17,114) | (58,245) | 41,131 |
| Capital contributions from landowners | 0 | 0 | 0 |
| Proceeds from sales/disposals of capital assets | 0 | 0 | 0 |
| Total Other financing sources (uses): | (17,114) | (58,245) | 41,131 |
| Net change in fund balance | 131,882 | 40,600 | 91,282 |
| Fund balances, beginning of year | | | |
| | 597,761 | 0 | 597,761 |
| Total Fund balances, beginning of year | 597,761 | 0 | 597,761 |
| Fund balance, end of period | 729,643 | 40,600 | 689,043 |

**Northern Palm Beach County Improvement District**

Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)

Unit 45

From 10/1/2025 Through 3/31/2026

(In Whole Numbers)

| | Current Year Actual | Total Budget - Original | Total Budget Variance - Original |
|---|---|---|---|
| Revenues: | | | |
| Non-ad valorem assessments | 460,279 | 495,476 | (35,197) |
| Intergovernmental revenues | 0 | 0 | 0 |
| Investment income | 12,129 | 0 | 12,129 |
| Total Investment income | 12,129 | 0 | 12,129 |
| Total Revenues: | 472,408 | 495,476 | (23,068) |
| Expenditures: | | | |
| Physical Environment | | | |
| ENGINEERING FEES | 0 | 10,000 | 10,000 |
| ENGINEERING-PERMITS | 0 | 0 | 0 |
| LEGAL SERVICES | 5,307 | 5,500 | 193 |
| WATER QUALITY | 2,573 | 4,120 | 1,547 |
| FINANCIAL CONS./ADVISOR | 0 | 0 | 0 |
| GIS | 6,628 | 488 | (6,140) |
| OTHER PROFESSIONAL SVCS | 0 | 0 | 0 |
| AUDITORS SERVICES | 1,346 | 1,382 | 36 |
| MONITORING REPORT | 0 | 0 | 0 |
| MARSH MAINT-LITTORAL ZONE | 281 | 6,906 | 6,625 |
| CHEMICAL WEED CONTROL | 2,961 | 8,883 | 5,922 |
| MOWING SERVICES | 0 | 0 | 0 |
| SUPERVISORS EXPENSES | 0 | 0 | 0 |
| PRESERVE/EXOTIC MAINT | 18,938 | 147,073 | 128,135 |
| PARK MAINTENANCE | 0 | 0 | 0 |
| REPAIR & MAINT-CANAL/LAKE | 0 | 0 | 0 |
| REPAIR & MAINT-BLDG | 0 | 0 | 0 |
| REPAIR & MAINT - GENERAL | 0 | 3,000 | 3,000 |
| REPAIR & MAINT-TELEMETRY | 0 | 0 | 0 |
| REPAIR & MAINT-ROADS | 18,342 | 190,000 | 171,658 |
| REPAIR & MAINT-CULVERTS | 0 | 20,000 | 20,000 |
| Repairs & Maint - Catch Basins | 0 | 30,000 | 30,000 |
| R & M PRESERVE STRUCTURES | 0 | 10,000 | 10,000 |
| REPAIR & MAINT- STREET SWEEP | 15,960 | 30,720 | 14,760 |
| Other | 4,603 | 4,908 | 305 |
| Total Physical Environment | 76,939 | 472,980 | 396,041 |
| Capital outlay | | | |
| MACHINERY & EQUIPMENT | 0 | 0 | 0 |
| Other | 0 | 0 | 0 |
| Total Capital outlay | 0 | 0 | 0 |
| Debt issuance costs | 0 | 0 | 0 |
| Total Expenditures: | 76,939 | 472,980 | 396,041 |
| Excess (deficiency) of revenues over expenditures | 395,469 | 22,496 | 372,973 |
| Other financing sources (uses): | | | |
| Transfers out | (47,323) | (113,848) | 66,525 |
| Total Other financing sources (uses): | (47,323) | (113,848) | 66,525 |
| Net change in fund balance | 348,145 | (91,352) | 439,497 |

**Northern Palm Beach County Improvement District**

Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)

Unit 45

From 10/1/2025 Through 3/31/2026

(In Whole Numbers)

| | Current Year Actual | Total Budget - Original | Total Budget Variance - Original |
|---|---|---|---|
| Fund balances, beginning of year | | | |
| | 741,605 | 0 | 741,605 |
| Total Fund balances, beginning of year | 741,605 | 0 | 741,605 |
| Fund balance, end of period | 1,089,750 | (91,352) | 1,181,102 |

**Northern Palm Beach County Improvement District**

Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)

Unit 46

From 10/1/2025 Through 3/31/2026

(In Whole Numbers)

| | Current Year Actual | Total Budget - Original | Total Budget Variance - Original |
|---|---|---|---|
| Revenues: | | | |
| Non-ad valorem assessments | 74,092 | 79,796 | (5,704) |
| Investment income | 5,020 | 0 | 5,020 |
| Miscellaneous | 0 | 0 | 0 |
| Total Revenues: | 79,112 | 79,796 | (684) |
| Expenditures: | | | |
| Physical Environment | | | |
| ENGINEERING FEES | 0 | 5,000 | 5,000 |
| ENGINEERING-PERMITS | 0 | 0 | 0 |
| LEGAL SERVICES | 0 | 5,500 | 5,500 |
| FINANCIAL CONS./ADVISOR | 0 | 200 | 200 |
| GIS | 328 | 1,248 | 920 |
| AUDITORS SERVICES | 1,180 | 1,212 | 32 |
| SUPERVISORS EXPENSES | 0 | 0 | 0 |
| REPAIR & MAINT - GENERAL | 0 | 3,000 | 3,000 |
| REPAIR & MAINT-ROADS | 0 | 40,000 | 40,000 |
| Other | 741 | 2,042 | 1,301 |
| Total Physical Environment | 2,249 | 58,202 | 55,953 |
| Capital outlay | | | |
| ROADS/BRIDGES | 0 | 0 | 0 |
| MACHINERY & EQUIPMENT | 0 | 0 | 0 |
| Other | 0 | 0 | 0 |
| Total Capital outlay | 0 | 0 | 0 |
| Total Expenditures: | 2,249 | 58,202 | 55,953 |
| Excess (deficiency) of revenues over expenditures | 76,863 | 21,594 | 55,269 |
| Other financing sources (uses): | | | |
| Transfers out | (7,295) | (21,594) | 14,299 |
| Capital contributions from landowners | 0 | 0 | 0 |
| Total Other financing sources (uses): | (7,295) | (21,594) | 14,299 |
| Net change in fund balance | 69,568 | 0 | 69,568 |
| Fund balances, beginning of year | | | |
| | 354,103 | 0 | 354,103 |
| Total Fund balances, beginning of year | 354,103 | 0 | 354,103 |
| Fund balance, end of period | 423,672 | 0 | 423,672 |

**Northern Palm Beach County Improvement District**

Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)

Unit 47

From 10/1/2025 Through 3/31/2026

(In Whole Numbers)

| | Current Year Actual | Total Budget - Original | Total Budget Variance - Original |
|---|---|---|---|
| Revenues: | | | |
| Non-ad valorem assessments | 58,564 | 61,770 | (3,206) |
| Intergovernmental revenues | 0 | 0 | 0 |
| Investment income | 6,828 | 0 | 6,828 |
| Miscellaneous | (30) | 0 | (30) |
| Total Revenues: | 65,363 | 61,770 | 3,593 |
| Expenditures: | | | |
| Physical Environment | | | |
| ENGINEERING FEES | 0 | 1,000 | 1,000 |
| ENGINEERING-PERMITS | 0 | 0 | 0 |
| LEGAL SERVICES | 0 | 500 | 500 |
| WATER QUALITY | 2,569 | 4,120 | 1,551 |
| FINANCIAL CONS./ADVISOR | 0 | 0 | 0 |
| GIS | 441 | 727 | 286 |
| AUDITORS SERVICES | 264 | 271 | 7 |
| MARSH MAINT-LITTORAL ZONE | 0 | 0 | 0 |
| SECURITY SERVICES | 0 | 1,463 | 1,463 |
| MOWING & LANDSCAPE MAINTENANCE | 665 | 1,680 | 1,015 |
| SUPERVISORS EXPENSES | 0 | 0 | 0 |
| PRESERVE/EXOTIC MAINT | 0 | 0 | 0 |
| REPAIR & MAINT-AERATORS | 0 | 0 | 0 |
| REPAIR & MAINT-PUMP STATN | 0 | 0 | 0 |
| REPAIR & MAINT-CANAL/LAKE | 0 | 0 | 0 |
| REPAIR & MAINT - GENERAL | 0 | 3,000 | 3,000 |
| REPAIR & MAINT-TELEMETRY | 182 | 15,000 | 14,818 |
| REPAIR & MAINT-ROADS | 0 | 0 | 0 |
| REPAIR & MAINT-CULVERTS | 0 | 0 | 0 |
| REPAIR & MAINT - GATE/FENCE | 0 | 0 | 0 |
| Repairs & Maint - Catch Basins | 0 | 75,000 | 75,000 |
| REPAIR & MAINT- STREET SWEEP | 0 | 0 | 0 |
| REPAIR & MAINT- RTU GATES | 0 | 0 | 0 |
| REPAIR & MAINT- WATER CTRL STR | 165 | 2,000 | 1,835 |
| Other | 1,296 | 2,576 | 1,280 |
| Total Physical Environment | 5,582 | 107,337 | 101,755 |
| 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 | 0 | 0 | 0 |
| Total Expenditures: | 5,582 | 107,337 | 101,755 |
| Excess (deficiency) of revenues over expenditures | 59,780 | (45,567) | 105,347 |

Other financing sources (uses):

**Northern Palm Beach County Improvement District**

Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)

Unit 47

From 10/1/2025 Through 3/31/2026

(In Whole Numbers)

| | Current Year Actual | Total Budget - Original | Total Budget Variance - Original |
|---|---|---|---|
| Transfers out | (15,490) | (33,985) | 18,495 |
| Capital contributions from landowners | 0 | 0 | 0 |
| Insurance proceeds | 0 | 0 | 0 |
| Total Other financing sources (uses): | (15,490) | (33,985) | 18,495 |
| Net change in fund balance | 44,291 | (79,552) | 123,843 |
| Fund balances, beginning of year | | | |
| | 510,560 | 0 | 510,560 |
| Total Fund balances, beginning of year | 510,560 | 0 | 510,560 |
| Fund balance, end of period | 554,851 | (79,552) | 634,403 |

**Northern Palm Beach County Improvement District**

Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)

Unit 49

From 10/1/2025 Through 3/31/2026

(In Whole Numbers)

| | Current Year Actual | Total Budget - Original | Total Budget Variance - Original |
|---|---|---|---|
| Revenues: | | | |
| Non-ad valorem assessments | 103,545 | 103,712 | (167) |
| Investment income | 4,030 | 0 | 4,030 |
| Miscellaneous | 410 | 0 | 410 |
| Total Revenues: | 107,985 | 103,712 | 4,273 |
| 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 |
| GIS | 27 | 102 | 75 |
| AUDITORS SERVICES | 382 | 392 | 10 |
| MONITORING REPORT | 0 | 0 | 0 |
| MARSH MAINT-LITTORAL ZONE | 0 | 0 | 0 |
| CHEMICAL WEED CONTROL | 3,151 | 7,563 | 4,412 |
| MOWING SERVICES | 0 | 0 | 0 |
| TRASH DISPOSAL | 0 | 1,000 | 1,000 |
| MOWING & LANDSCAPE MAINTENANCE | 1,632 | 5,154 | 3,522 |
| SUPERVISORS EXPENSES | 0 | 0 | 0 |
| PRESERVE/EXOTIC MAINT | 10,464 | 66,654 | 56,190 |
| REPAIR & MAINT-CANAL/LAKE | 0 | 2,000 | 2,000 |
| REPAIR & MAINT-BLDG | 0 | 0 | 0 |
| REPAIR & MAINT - GENERAL | 0 | 0 | 0 |
| REPAIR & MAINT-CULVERTS | 0 | 25,000 | 25,000 |
| Other | 1,035 | 1,027 | (8) |
| Total Physical Environment | 16,692 | 110,392 | 93,700 |
| Capital outlay | | | |
| MACHINERY & EQUIPMENT | 0 | 0 | 0 |
| Other | 0 | 0 | 0 |
| Total Capital outlay | 0 | 0 | 0 |
| Total Expenditures: | 16,692 | 110,392 | 93,700 |
| Excess (deficiency) of revenues over expenditures | 91,293 | (6,680) | 97,973 |
| Other financing sources (uses): | | | |
| Transfers out | (12,837) | (34,820) | 21,983 |
| Total Other financing sources (uses): | (12,837) | (34,820) | 21,983 |
| Net change in fund balance | 78,456 | (41,500) | 119,956 |
| Fund balances, beginning of year | | | |
| | 269,499 | 0 | 269,499 |
| Total Fund balances, beginning of year | 269,499 | 0 | 269,499 |
| Fund balance, end of period | 347,955 | (41,500) | 389,455 |

**Northern Palm Beach County Improvement District**

Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)

Unit 51

From 10/1/2025 Through 3/31/2026

(In Whole Numbers)

| | Current Year Actual | Total Budget - Original | Total Budget Variance - Original |
|---|---|---|---|
| Revenues: | | | |
| Non-ad valorem assessments | 36,896 | 42,520 | (5,624) |
| Investment income | 2,659 | 0 | 2,659 |
| Miscellaneous | 0 | 0 | 0 |
| Total Revenues: | 39,555 | 42,520 | (2,965) |
| Expenditures: | | | |
| Physical Environment | | | |
| ENGINEERING FEES | 0 | 2,500 | 2,500 |
| ENGINEERING-PERMITS | 0 | 0 | 0 |
| LEGAL SERVICES | 0 | 500 | 500 |
| GIS | 31 | 117 | 86 |
| AUDITORS SERVICES | 132 | 136 | 4 |
| MARSH MAINT-LITTORAL ZONE | 0 | 0 | 0 |
| REPAIR & MAINT - GENERAL | 0 | 0 | 0 |
| REPAIR & MAINT-ROADS | 0 | 10,000 | 10,000 |
| REPAIR & MAINT-CULVERTS | 0 | 0 | 0 |
| Other | 369 | 420 | 51 |
| Total Physical Environment | 532 | 13,673 | 13,141 |
| Capital outlay | | | |
| MACHINERY & EQUIPMENT | 0 | 0 | 0 |
| Other | 0 | 0 | 0 |
| Total Capital outlay | 0 | 0 | 0 |
| Total Expenditures: | 532 | 13,673 | 13,141 |
| Excess (deficiency) of revenues over expenditures | 39,023 | 28,847 | 10,176 |
| Other financing sources (uses): | | | |
| Transfers out | (3,983) | (13,747) | 9,764 |
| Capital contributions from landowners | 0 | 0 | 0 |
| Total Other financing sources (uses): | (3,983) | (13,747) | 9,764 |
| Net change in fund balance | 35,040 | 15,100 | 19,940 |
| Fund balances, beginning of year | | | |
| | 188,994 | 0 | 188,994 |
| Total Fund balances, beginning of year | 188,994 | 0 | 188,994 |
| Fund balance, end of period | 224,034 | 15,100 | 208,934 |

**Northern Palm Beach County Improvement District**

Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)

Unit 53

From 10/1/2025 Through 3/31/2026

(In Whole Numbers)

| | Current Year Actual | Total Budget - Original | Total Budget Variance - Original |
|---|---|---|---|
| Revenues: | | | |
| Non-ad valorem assessments | 75,499 | 78,653 | (3,154) |
| Investment income | 4,558 | 0 | 4,558 |
| Miscellaneous | 8,718 | 0 | 8,718 |
| Total Revenues: | 88,776 | 78,653 | 10,123 |
| Expenditures: | | | |
| Physical Environment | | | |
| ENGINEERING FEES | 0 | 1,000 | 1,000 |
| ENGINEERING-PERMITS | 0 | 0 | 0 |
| LEGAL SERVICES | 0 | 1,000 | 1,000 |
| FINANCIAL CONS./ADVISOR | 0 | 800 | 800 |
| GIS | 920 | 3,506 | 2,586 |
| AUDITORS SERVICES | 1,732 | 1,779 | 47 |
| TRASH DISPOSAL | 0 | 0 | 0 |
| REPAIR & MAINT - GENERAL | 0 | 1,500 | 1,500 |
| REPAIR & MAINT-TELEMETRY | 3,405 | 5,000 | 1,595 |
| REPAIR & MAINT-ROADS | 0 | 10,000 | 10,000 |
| REPAIR & MAINT-CULVERTS | 0 | 25,000 | 25,000 |
| Other | 2,939 | 6,228 | 3,289 |
| Total Physical Environment | 8,996 | 55,813 | 46,817 |
| Capital outlay | 0 | 0 | 0 |
| Total Expenditures: | 8,996 | 55,813 | 46,817 |
| Excess (deficiency) of revenues over expenditures | 79,780 | 22,840 | 56,940 |
| Other financing sources (uses): | | | |
| Transfers out | (20,552) | (47,840) | 27,288 |
| Capital contributions from landowners | 0 | 0 | 0 |
| Insurance proceeds | 0 | 0 | 0 |
| Total Other financing sources (uses): | (20,552) | (47,840) | 27,288 |
| Net change in fund balance | 59,228 | (25,000) | 84,228 |
| Fund balances, beginning of year | | | |
| | 320,307 | 0 | 320,307 |
| Total Fund balances, beginning of year | 320,307 | 0 | 320,307 |
| Fund balance, end of period | 379,534 | (25,000) | 404,534 |

**Northern Palm Beach County Improvement District**

Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)

Common area fund

From 10/1/2025 Through 3/31/2026

(In Whole Numbers)

| | Current Year Actual | Total Budget - Original | Total Budget Variance - Original |
|---|---|---|---|
| Revenues: | | | |
| Intergovernmental revenues | 0 | 0 | 0 |
| Investment income | 1,793 | 0 | 1,793 |
| Total Investment income | 1,793 | 0 | 1,793 |
| Total Revenues: | 1,793 | 0 | 1,793 |
| Expenditures: | | | |
| Physical Environment | | | |
| LEGAL SERVICES | 0 | 0 | 0 |
| AUDITORS SERVICES | 372 | 382 | 10 |
| MARSH MAINT-LITTORAL ZONE | 0 | 0 | 0 |
| TRASH DISPOSAL | 7,837 | 19,500 | 11,663 |
| MOWING & LANDSCAPE MAINTENANCE | 8,377 | 21,162 | 12,785 |
| 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 | 3,743 | 52,500 | 48,757 |
| REPAIR & MAINT-TELEMETRY | 0 | 0 | 0 |
| REPAIR & MAINT-ROADS | 0 | 0 | 0 |
| REPAIR & MAINT - IRRIGATION | 0 | 0 | 0 |
| Repairs & Maint - Catch Basins | 0 | 0 | 0 |
| REPAIR & MAINT- STREET SWEEP | 0 | 0 | 0 |
| Other | 15,218 | 25,377 | 10,159 |
| Total Physical Environment | 35,547 | 118,921 | 83,374 |
| Capital outlay | | | |
| IMPRVMNTS OTHER THAN BLDG | 0 | 0 | 0 |
| Other | 0 | 0 | 0 |
| Total Capital outlay | 0 | 0 | 0 |
| Total Expenditures: | 35,547 | 118,921 | 83,374 |
| Excess (deficiency) of revenues over expenditures | (33,754) | (118,921) | 85,167 |
| Other financing sources (uses): | | | |
| Transfers out | (1,365) | (2,423) | 1,058 |
| Capital contributions from landowners | | | |
| CONTRIBUTIONS GOVERNMENTS | 23,869 | 47,868 | (23,999) |
| Other | 14,316 | 58,476 | (44,160) |
| Total Capital contributions from landowners | 38,185 | 106,344 | (68,159) |
| Total Other financing sources (uses): | 36,820 | 103,921 | (67,101) |
| Net change in fund balance | 3,066 | (15,000) | 18,066 |
| Fund balances, beginning of year | | | |
| | 150,010 | 0 | 150,010 |
| Total Fund balances, beginning of year | 150,010 | 0 | 150,010 |

**Northern Palm Beach County Improvement District**

Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)

Common area fund

From 10/1/2025 Through 3/31/2026

(In Whole Numbers)

| | Current Year Actual | Total Budget - Original | Total Budget Variance - Original |
|---|---|---|---|
| Fund balance, end of period | 153,076 | (15,000) | 168,076 |

**Northern Palm Beach County Improvement District**

Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)

NPDES funds

From 10/1/2025 Through 3/31/2026

(In Whole Numbers)

| | Current Year Actual | Total Budget - Original | Total Budget Variance - Original |
|---|---|---|---|
| Revenues: | | | |
| Investment income | 8,298 | 0 | 8,298 |
| Miscellaneous | 35,737 | 0 | 35,737 |
| Total Revenues: | 44,035 | 0 | 44,035 |
| Expenditures: | | | |
| Physical Environment | | | |
| ENGINEERING FEES | 138,267 | 0 | (138,267) |
| LEGAL SERVICES | 1,392 | 0 | (1,392) |
| FINANCIAL CONS./ADVISOR | 0 | 0 | 0 |
| OTHER PROFESSIONAL SVCS | 45,055 | 0 | (45,055) |
| Other | 55,905 | 0 | (55,905) |
| Total Physical Environment | 240,620 | 0 | (240,620) |
| Capital outlay | | | |
| MACHINERY & EQUIPMENT | 0 | 0 | 0 |
| Total Capital outlay | 0 | 0 | 0 |
| Total Expenditures: | 240,620 | 0 | (240,620) |
| Excess (deficiency) of revenues over expenditures | (196,585) | 0 | (196,585) |
| Other financing sources (uses): | | | |
| Transfers in | 215,936 | 0 | 215,936 |
| Transfers out | (216,755) | 0 | (216,755) |
| Total Other financing sources (uses): | (819) | 0 | (819) |
| Net change in fund balance | (197,404) | 0 | (197,404) |
| Fund balances, beginning of year | | | |
| | 728,407 | 0 | 728,407 |
| Total Fund balances, beginning of year | 728,407 | 0 | 728,407 |
| Fund balance, end of period | 531,003 | 0 | 531,003 |

Northern Palm Beach County Improvement District
Statement of Revenues and Expenditures - Combining Debt Service Funds (Cash basis)
From 10/1/2025 Through 3/31/2026

*(In Whole Numbers)*

| | Unit 2A | Unit 2C | Unit 3A | Unit 9A |
|---|---|---|---|---|
| Revenues: | | | | |
| Non-ad valorem assessments | 314,724 | 4,568,394 | 387,137 | 2,572,432 |
| Intergovernmental revenues | - | - | - | - |
| Investment income | 2,691 | 88,615 | 3,094 | 20,612 |
| Miscellaneous | - | - | - | - |
| Total Revenues: | 317,416 | 4,657,008 | 390,232 | 2,593,044 |
| Expenditures: | | | | |
| Principal | - | - | - | - |
| Interest | 26,368 | 1,505,750 | 20,963 | 80,215 |
| Debt issuance costs | - | - | - | - |
| Advance Refunding escrow agent | - | - | - | - |
| Other | 3,147 | 45,684 | 3,871 | 25,724 |
| Total Expenditures: | 29,515 | 1,551,434 | 24,834 | 105,939 |
| Excess (deficiency) of revenues over expenditures | 287,900 | 3,105,574 | 365,398 | 2,487,105 |
| 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 | 287,900 | 3,105,574 | 365,398 | 2,487,105 |
| Fund balances, beginning of year | 41,340 | 4,229,742 | 39,692 | 790,154 |
| Fund balance, end of period | 329,240 | 7,335,316 | 405,090 | 3,277,259 |

Northern Palm Beach County Improvement District
Statement of Revenues and Expenditures - Combining Debt Service Funds (Cash basis)
From 10/1/2025 Through 3/31/2026

*(In Whole Numbers)*

| | Unit 9B | Unit 16 | Unit 27B | Unit 43 |
|---|---|---|---|---|
| Revenues: | | | | |
| Non-ad valorem assessments | 1,181,793 | 260,385 | 210,997 | 1,154,437 |
| Intergovernmental revenues | - | - | - | - |
| Investment income | 20,746 | 2,180 | 1,787 | 11,648 |
| Miscellaneous | - | - | - | - |
| Total Revenues: | 1,202,539 | 262,565 | 212,784 | 1,166,085 |
| Expenditures: | | | | |
| Principal | - | - | - | - |
| Interest | 81,438 | 23,317 | 14,627 | 85,002 |
| Debt issuance costs | - | - | - | - |
| Advance Refunding escrow agent | - | - | - | - |
| Other | 11,818 | 2,604 | 2,110 | 11,420 |
| Total Expenditures: | 93,255 | 25,921 | 16,737 | 96,422 |
| Excess (deficiency) of revenues over expenditures | 1,109,284 | 236,644 | 196,048 | 1,069,664 |
| 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 | 1,109,284 | 236,644 | 196,048 | 1,069,664 |
| Fund balances, beginning of year | 851,308 | 40,587 | 24,679 | 532,052 |
| Fund balance, end of period | 1,960,591 | 277,232 | 220,726 | 1,601,716 |

Northern Palm Beach County Improvement District
Statement of Revenues and Expenditures - Combining Debt Service Funds (Cash basis)
From 10/1/2025 Through 3/31/2026

*(In Whole Numbers)*

| | Unit 44 | Unit 45 | Unit 46 | Unit 53 |
|---|---|---|---|---|
| Revenues: | | | | |
| Non-ad valorem assessments | 517,862 | 243,346 | 713,711 | 3,189,074 |
| Intergovernmental revenues | - | - | - | - |
| Investment income | 6,136 | 2,234 | 16,062 | 95,361 |
| Miscellaneous | - | - | - | - |
| Total Revenues: | 523,997 | 245,581 | 729,772 | 3,284,435 |
| Expenditures: | | | | |
| Principal | - | - | - | - |
| Interest | 36,186 | 31,494 | 164,469 | 1,112,634 |
| Debt issuance costs | - | - | - | - |
| Advance Refunding escrow agent | - | - | - | - |
| Other | 5,179 | 2,433 | 7,137 | 31,890 |
| Total Expenditures: | 41,365 | 33,928 | 171,606 | 1,144,525 |
| Excess (deficiency) of revenues over expenditures | 482,633 | 211,653 | 558,166 | 2,139,910 |
| 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 | 482,633 | 211,653 | 558,166 | 2,139,910 |
| Fund balances, beginning of year | 202,007 | 87,008 | 800,946 | 5,186,388 |
| Fund balance, end of period | 684,640 | 298,661 | 1,359,113 | 7,326,298 |

Northern Palm Beach County Improvement District
Statement of Revenues and Expenditures - Combining Capital Project Funds (Cash basis)
From 10/1/2025 Through 3/31/2026

*(In Whole Numbers)*

| | Unit 1 | Unit 2C | Unit 5A | Unit 5D |
|---|---|---|---|---|
| Revenues: | | | | |
| Intergovernmental revenues | - | - | - | - |
| Investment income | 13,269 | 3,793 | 20,230 | 4,227 |
| Miscellaneous | - | - | - | - |
| Total Revenues: | 13,269 | 3,793 | 20,230 | 4,227 |
| Expenditures: | | | | |
| Capital outlay | - | 6,371 | 1,238 | - |
| Principal | - | - | - | - |
| Interest | - | - | - | - |
| Debt issuance costs | 19,900 | - | - | 7,117 |
| Total Expenditures: | 19,900 | 6,371 | 1,238 | 7,117 |
| Excess (deficiency) of revenues over expenditures | (6,631) | (2,578) | 18,992 | (2,890) |
| Other financing sources (uses): | | | | |
| Transfers in | - | - | - | - |
| Transfers out | (426) | (3,092) | - | - |
| Capital contributions from landowners | - | - | - | - |
| Repayment to landowners | - | - | - | - |
| Promissory notes issued | 1,053,694 | - | - | 336,336 |
| Special assessment bond proceeds | - | - | - | - |
| Discount on special assessment bonds issued | - | - | - | - |
| Premium on special assessment bonds issued | - | - | - | - |
| Total Other financing sources (uses): | 1,053,267 | (3,092) | - | 336,336 |
| Net change in fund balance | 1,046,637 | (5,670) | 18,992 | 333,446 |
| Fund balances, beginning of year | - | 300,360 | 1,578,150 | - |
| Fund balance, end of period | 1,046,637 | 294,691 | 1,597,142 | 333,446 |

Northern Palm Beach County Improvement District
Statement of Revenues and Expenditures - Combining Capital Project Funds (Cash basis)
From 10/1/2025 Through 3/31/2026

*(In Whole Numbers)*

| | Unit 7 | Unit 15 | Unit 16 | Unit 18 |
|---|---|---|---|---|
| Revenues: | | | | |
| Intergovernmental revenues | - | - | - | - |
| Investment income | 14,061 | 6,029 | 2,737 | 8,043 |
| Miscellaneous | - | - | - | - |
| Total Revenues: | 14,061 | 6,029 | 2,737 | 8,043 |
| Expenditures: | | | | |
| Capital outlay | - | - | 335 | 102,711 |
| Principal | - | - | - | - |
| Interest | - | - | - | - |
| Debt issuance costs | 21,130 | 10,093 | - | - |
| Total Expenditures: | 21,130 | 10,093 | 335 | 102,711 |
| Excess (deficiency) of revenues over expenditures | (7,069) | (4,064) | 2,402 | (94,668) |
| Other financing sources (uses): | | | | |
| Transfers in | - | - | - | - |
| Transfers out | (452) | (3,058) | (79) | - |
| Capital contributions from landowners | - | - | - | - |
| Repayment to landowners | - | - | - | - |
| Promissory notes issued | 1,116,622 | 480,480 | - | - |
| Special assessment bond proceeds | - | - | - | - |
| Discount on special assessment bonds issued | - | - | - | - |
| Premium on special assessment bonds issued | - | - | - | - |
| Total Other financing sources (uses): | 1,116,171 | 477,422 | (79) | - |
| Net change in fund balance | 1,109,102 | 473,358 | 2,323 | (94,668) |
| Fund balances, beginning of year | - | - | 213,717 | 666,308 |
| Fund balance, end of period | 1,109,102 | 473,358 | 216,041 | 571,639 |

Northern Palm Beach County Improvement District
Statement of Revenues and Expenditures - Combining Capital Project Funds (Cash basis)
From 10/1/2025 Through 3/31/2026

*(In Whole Numbers)*

| | Unit 21 | Unit 24 | Unit 25 | Unit 53 |
|---|---|---|---|---|
| Revenues: | | | | |
| Intergovernmental revenues | - | - | - | - |
| Investment income | 3,399 | 2,679 | 283 | 40,224 |
| Miscellaneous | - | - | - | - |
| Total Revenues: | 3,399 | 2,679 | 283 | 40,224 |
| Expenditures: | | | | |
| Capital outlay | 160,536 | - | 243 | 19,026 |
| Principal | - | - | - | - |
| Interest | - | - | - | - |
| Debt issuance costs | - | 4,151 | - | - |
| Total Expenditures: | 160,536 | 4,151 | 243 | 19,026 |
| Excess (deficiency) of revenues over expenditures | (157,137) | (1,472) | 40 | 21,197 |
| Other financing sources (uses): | | | | |
| Transfers in | - | - | - | - |
| Transfers out | - | (86) | - | (7,852) |
| Capital contributions from landowners | - | - | - | - |
| Repayment to landowners | - | - | - | - |
| Promissory notes issued | - | 212,867 | - | - |
| Special assessment bond proceeds | - | - | - | - |
| Discount on special assessment bonds issued | - | - | - | - |
| Premium on special assessment bonds issued | - | - | - | - |
| Total Other financing sources (uses): | - | 212,781 | - | (7,852) |
| Net change in fund balance | (157,137) | 211,309 | 40 | 13,346 |
| Fund balances, beginning of year | 313,763 | - | 22,141 | 2,566,921 |
| Fund balance, end of period | 156,625 | 211,309 | 22,181 | 2,580,266 |

Northern Palm Beach County Improvement District
Statement of Revenues and Expenditures - Combining Capital Project Funds (Cash basis)
From 10/1/2025 Through 3/31/2026

*(In Whole Numbers)*

| | Unit 54 |
|---|---|
| Revenues: | |
| Intergovernmental revenues | - |
| Investment income | 934 |
| Miscellaneous | 330 |
| Total Revenues: | 1,264 |
| Expenditures: | |
| Capital outlay | 25,023 |
| Principal | - |
| Interest | - |
| Debt issuance costs | - |
| Total Expenditures: | 25,023 |
| Excess (deficiency) of revenues over expenditures | (23,758) |
| Other financing sources (uses): | |
| Transfers in | - |
| Transfers out | (12,881) |
| Capital contributions from landowners | 86,240 |
| 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): | 73,360 |
| Net change in fund balance | 49,601 |
| Fund balances, beginning of year | 330 |
| Fund balance, end of period | 49,601 |

**LOCALiQ**

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

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## AFFIDAVIT OF PUBLICATION

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STATE OF WISCONSIN, COUNTY OF BROWN

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

WPB Palm Beach Post 09/28/2025
WPB palmbeachpost.com 09/28/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/28/2025

Legal Clerk

Kongmeng Yang
Notary, State of WI, County of Brown

9-3-29
My commission expires

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KONGMENG YANG
Notary Public
State of Wisconsin

**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, 2025 and Sept. 30, 2026. All such meetings will begin at 8:00 a.m. and, unless held by means of a virtual electronic medium in those instances where legally authorized to do so, 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 10/22/2025, 11/19/2025, 12/17/2025, 01/28/2026, 02/25/2026, 03/25/2026, 04/22/2026, 05/27/2026, 06/24/2026, 07/22/2026, 08/26/2026 and 09/23/2026.

Possible Board of Supervisors or Committee meetings may also be held, on an as-needed basis, on the following dates: 10/08/2025, 01/14/2026, 02/11/2026, 03/11/2026, 04/08/2026, 05/13/2026, 06/10/2026, 07/08/2026, 08/12/2026 and 09/09/2026.

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
September 28,2025 11644459