



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
October 28, 2026
8:00 a.m.

- 1) Roll Call
- 2) Establish a Quorum
- 3) Additions or Deletions to the Agenda
- 4) Approval of Minutes – September 23, 2026
- 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 Change Order to Palmera Enterprises, LLC (CO No. 3)
 - ii) Consider Purchase Order to Universal Engineering Sciences
 - iii) Consider Change Order to C.R. Dunn, Inc. (CO No. 1)
 - b) Unit No. 2C - Alton
Consider Purchase Order to Top Dog Industries, LLC
 - c) Unit No. 9A – Abacoa I
Consider Purchase Order to WGI, Inc.
 - d) Unit No. 9B – Abacoa II
 - i) Consider Purchase Order to Construction Technology, Inc.
 - ii) Consider Encumbrance Modification to Palmera Enterprises
 - e) Unit No. 23 – The Shores
Consider Purchase Order to Top Dog Industries, LLC
 - f) Unit No. 31 – BallenIsles Country Club
Consider Ratification of Purchase Order to Ferreira Construction Company
 - g) Unit No. 43 – Mirasol
Consider Purchase Order to Underwater Hydraulics, LLC.

- h) General
Consider Vehicle Purchase Authorization and Declaration of Surplus Vehicles

- i) Payment Requests

7) **Regular Agenda**

- a) Unit No. 5A – Vista Center of Palm Beach
 - i) Consider Insurance Release
Ask for Public Comment
 - ii) Culvert Replacement Project Drone Video
- b) Unit No. 54 – Artistry Lakes
 - i) Consider Payment Application
Ask for Public Comment
 - ii) Consider First Amendment to Plat Designation Agreement
Ask for Public Comment
 - iii) Consider Supplemental Bond Resolution (2026-10)
Ask for Public Comment

8) Miscellaneous Reports:

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

9) Committee Report:

- a) Engineering Review Committee
Consider Committee Recommendations
Ask for Public Comment

10) Receive and File

11) Comments from the Board

12) Adjourn

Please note the following upcoming meetings:

November 18, 2026 – 8:00 a.m.- Annual Landowners Meeting/Regular Meeting

December 16, 2026 – 8:00 a.m.- Regular Meeting

**MINUTES OF A BOARD OF SUPERVISORS MEETING
NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT 09/23/26**

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 September 23, 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; Programs & Facilities Maintenance Administrator Jared Kneiss; Project Coordinator Polly Scherman; Technical Assistant/Records Management Specialist Kathleen Maloney-Pollack; Staff Engineer Joe Kusnir; Jonathan Ricketts of JTR, Inc.; and Gail Horvath of PGA National (Unit 11).

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 the Unit 53 Payment Application for BrightView Landscaping is being pulled from the Consent Agenda and moved to the Regular Agenda for consideration with the other Unit 53 Items.

4) APPROVAL OF MINUTES

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

Minutes of the August 23, 2026 Public Hearing.

A **motion** was made by Ms. Baker, seconded by Mr. LaMotte and unanimously passed approving the Minutes of the August 23, 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. 14 – Eastpointe
Consider Purchase Order to C.R. Dunn, Inc.
- b) Unit No. 18 – Ibis Golf & Country Club
Consider Ratification of Purchase Order to Florida Pavement Services, Inc.
- c) Unit No. 43 – Mirasol
Consider Purchase Order to C.R. Dunn, Inc.
- d) Unit No. 45 – Paseos
Consider Ratification of Purchase Order to Florida Pavement Services, Inc.
- e) General
Consider Declaration of Surplus Equipment
- f) Payment Requests (with the exception of the previously removed Unit 53 BrightView payment application)

7) REGULAR AGENDA

- a) UNIT OF DEVELOPMENT NO. 15 – VILLAGE OF PALM BEACH LAKES**
Consider Encumbrance Modification to Johnson-Davis, Inc.

Mr. Beatty stated that in April 2026, the Board approved a Purchase Order to Johnson-Davis, Inc. to rehabilitate Structure W-4 within Unit of Development No. 15, Villages of Palm Beach Lakes. He explained that the Purchase Order was based upon a previous meeting with the Whitehall Condominiums

of the Villages of Palm Beach Lakes Association (POA) representative regarding temporary construction access. He reported that, once the Purchase Order was issued, the POA was contacted to finalize a Temporary License Agreement and they have not responded to multiple attempts by Northern Staff and Legal Counsel to contact them through various means.

Mr. Beatty displayed the alternate option for access through an existing Northern easement, explaining that it will involve more preliminary work, due to removal of some landscaping and distance issues to reach the repair site. At Staff's request, Johnson-Davis provided a proposal for the additional work in the amount of \$97,950.00, and Staff recommends approval.

Mr. Edwards stated that he has also sent the POA a letter advising them that this alternate access route will be used and what is to be expected during this repair project.

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 an Encumbrance Modification in the amount of \$97,950.00 to Purchase Order No. 26-690 to Johnson-Davis, Inc.

b) UNIT OF DEVELOPMENT NO. 43 – MIRASOL
Consider Third Amendment to the Maintenance Agreement

Mr. Beatty stated that around 20 or so years ago when Mirasol was developed, the Mirasol Master Maintenance Association (MMMA) determined that they wanted to maintain the control of the lakes, lake banks and the lake interconnect pipes, and the High-Level Maintenance Agreement (HLMA) with the MMMA detailed the required maintenance criteria for those facilities. He explained that Staff became aware that the lake interconnect pipe facilities were not being maintained as required and spoke with representatives of the MMMA about Northern resuming those inspection and maintenance responsibilities. Mr. Beatty stated that funds are budgeted in fiscal year 2026/2027 for the necessary inspections, potential repairs and added responsibilities, so Staff recommends approval of the Third Amendment to the HLMA.

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 Third Amendment to the Maintenance Agreement.

c) UNIT OF DEVELOPMENT NO. 53 – ARDEN

Consider Purchase Order to BrightView Landscape Services, Inc.

Ms. Leser stated that there is typically a warranty period following any Northern construction/installation contract, noting that landscape contracts can be more complicated if something should go wrong during the warranty period when the contractor maintaining the landscaping is different from the contractor that did the installation. Ms. Leser explained how the maintenance following contract completion and during the warranty period is typically handled. Staff requested a proposal from BrightView Landscape Services, Inc., the landscape maintenance division of the company that installed the landscaping, to provide 12 months of maintenance during the warranty period for the Phase 3 Linear Park irrigation, landscaping and pathway improvements. She reported that they provided a proposal in the amount of \$125,402.00 to be invoiced on a monthly basis for the 12-month period. Ms. Leser stated that the price is in line with maintenance of other phases of the Linear Park, and Staff is recommending approval.

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 a Purchase Order No. 26-1289 to Brightview Landscape Services, Inc. in the amount of \$125,402.00.

Consider Payment Application (Moved from the Consent Agenda)

Mr. Boykin stated it is now time to consider the Payment Application pulled from the Consent Agenda.

Ms. Leser stated that BrightView submitted a final payment in the amount of \$81,836.37 for the landscaping installation contract, and Staff is requesting the Board approve the payment contingent upon completion of some stabilization work that BrightView needs to redo.

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 referenced Payment Application contingent upon satisfactory completion of the work, as described.

c) UNIT OF DEVELOPMENT NO. 54 – ARTISTRY LAKES
Consider Payment Application

Mr. Beatty explained that this payment request includes standard payments for Unit 54 which are on the Regular Agenda for approval contingent upon receipt of requested funding from the Developer.

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 referenced Payment Applications, contingent upon receipt of funding, as presented.

8) MISCELLANEOUS REPORTS

a) ENGINEER

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

Multi-Unit: Ms. Leser reported that the Pump Station Control Panel Replacement Project is ongoing and is scheduled to be completed early to mid-2027.

Unit No. 5A – Vista Center of Palm Beach: Ms. Leser stated that Johnson-Davis completed the milling and resurfacing of the impacted roadway and has sodded the swale. She explained that final striping of the impacted roadway usually takes place about 30 days later.

Unit No. 53 – Arden: Ms. Leser explained that, as previously discussed, this project is basically complete, but Staff has requested some additional seeding in some areas and she expects the final payment will be made in the next 45 days or so.

Unit No. 54 – Artistry Lakes: Ms. Leser reported that the Developer is still constructing utilities within Phase 1A. She stated that she received a resubmittal following some comments on the Phase 1B bid package, and she will continue working on putting the bid package together.

b) ATTORNEY

Mr. Edwards gave a brief update on the Suarez slip and fall Complaint in Unit 11.

Mr. Edwards reported that there was a recent article in the paper with regard to Unit 54 and a dispute between the Village of Wellington and Palm Beach County regarding its annexation. He briefly reviewed the positions of either side and explained that it could have an impact on the bond sale.

There was a brief discussion regarding the future expansion efforts of the Village of Wellington.

c) EXECUTIVE DIRECTOR

Mr. Beatty reported that Northern recently experienced a significant rainfall event and all of Northern's systems worked well. He commended Northern's Operations Staff for their work during this time.

Mr. Beatty reported that Northern received a letter from an attorney for Shady Lakes. He stated that Mr. Edwards responded and we have not heard anything back from them in about a month.

Mr. Beatty reported that Mr. Roundtree and Mr. Kusnir met with the resident from Eagles Nest who spoke up at the last meeting, listening to his concerns and looking at the property. He explained that Staff has not received the signed Funding Agreement and required funds, so no further action has taken place.

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:

- 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

There were no further comments from the Board.

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: October 28, 2026

FROM: Kenneth R. Roundtree, Director of Operations

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

RE: Unit of Development Nos. 9A and 49
Consider Change Order No. 3 to Annual Landscape Maintenance Contract No. 3
with Palmera Enterprises

Background

Palmera Enterprises, LLC was awarded the contract for Annual Landscape Maintenance Contract No. 3 in March 2025.

Tract GW14 was granted to Northern by Abacoa Development Company in June 1998. Since that time, Northern has maintained the lake and its banks as part of the stormwater management system while the adjacent Greenwich Master Association maintained the lawn and landscaping. Around June 2026, Northern was notified by the new property manager that the Association would no longer maintain any part of Tract GW14.

As a result, Northern has revised Unit No. 9A Section III of Annual Landscape Maintenance Contract No. 3 to include mowing of the entire tract, edging of the sidewalks, clean-up and weed control. The amount of Palmera's proposal is \$4,560.00. Unit 9A Section III was originally \$152.00 plus a 5% increase for FY 2026-27 (\$159.60). Since the new proposal replaces the existing Section III, this Change Order is for the additional amount above the previously approved amount, $\$4,560.00 - \$159.60 = \$4,400.40$.

In June 2026, Northern received a Notice of Violation from the Town of Lake Park for maintenance of the right-of-way on Watertower Road. While Tract D1 (Lake No. 2) is owned by Northern and is maintained under Annual Landscape Maintenance Contract No. 3, the adjacent right-of-way (and associated landscaping) that is not part of Tract D1 was assumed to be the responsibility of the Town. The Notice of Violation alerted Northern to the Town's requirement that road rights-of-way be maintained by the adjacent property owner. At Northern's request, Palmera Enterprises submitted a proposal (attached) to provide monthly maintenance of the Watertower Road and Park Avenue West road rights-of-way adjacent to Tract D1.

Rather than adding the road rights-of-way as a separate new Section in Annual Landscape Maintenance Contract No. 3, Northern revised Unit No. 49 Section II to extend from the roadway pavement of Watertower Road to the roadway pavement of Park Avenue West and include the previously approved lake maintenance. The amount of Palmera's proposal is \$13,840.00. Unit 49 Section II was originally \$2,936.00 plus a 5% increase for FY 2026-27 (\$3,082.80). Since the new proposal replaces the existing Section II, this Change Order is for the additional amount above the previously approved amount, $\$13,840.00 - \$3,082.80 = \$10,757.20$.

Fiscal Impact

Sufficient undesignated reserves are available for this change order. The increased amount will be included in future budgets.

Recommendation

Northern Staff recommends approval of Change Order No. 3 in the amount of \$15,157.60 (Unit No. 9A = \$4,400.40 and Unit No. 49 = \$10,757.20) to the Annual Landscape Maintenance Contract No. 3 with Palmera Enterprises for Fiscal Year 2026/2027.

CHANGE ORDER

No. 3

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: 10/28/2026

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: An increase in price for FYE 9/30/2027 to expand the monthly maintenance of the Unit 9A Section III area to include the portion of the Tract previously maintained by the adjacent POA and the Unit 49 Section II area per requirements of the Town of Lake Park. The contractor's proposals are 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 \$ 294,726.00	Original Contract Time 365 days days or date
Previous Change Order No. 0 to No. 2 \$ 25,236.30	Net change from previous Change Order 0 days
Contract Price prior to this Change Order \$ 319,962.30	Contract Time prior to this Change Order 365 days days or date
Net Increase of this Change Order \$ 15,157.60	Net Increase (decrease) of this Change Order 0 days
Contract Price with all approved Change Orders \$ 335,119.90	Contract Time with all approved Change Orders 365 days

APPROVED:

APPROVED:

NPBCID
Matthew J. Boykin
President, Board of Supervisors

Contractor

Unit 9A Abacoa I

Unit 9A EPB-2D East Canal Right of Way, Revised Section III (0.10 Miles / 0.42 Acres) LOCATION: East of Military Trail, north of School House Road and south of Greenwich

MAINTENANCE AREA: Mow 35' of top deck or to all fence lines, tree lines, or walls, inside the area outlined in RED of canal right of way, then mow from the top of slope down to the water's edge for the entire length of the canal right-of-way to the end of the canal section.

SCOPE: Mow the top deck and slope, **edge both sides of sidewalk of the north/south sidewalk and the sidewalk that touches the mowing area** of the canal embankment identified above, to a final height of cut of 3 ½" height. ALL debris (limbs, fronds, trash, etc.) is to be picked up and removed from the site PRIOR to mowing. ALL other aspects defined in SECTION 1000 of the Contract.

FREQUENCY: Mow, edge, clean-up & weedeat 1st week of every month.

THIS PAGE MUST BE SUBMITTED WITH BID

BID PROPOSAL FORM: Unit 9A EPB-2D East Canal Right of Way **Revised** Section III

Based on a complete understanding of the maintenance specifications, I, (We), hereby propose to perform the Landscaping Maintenance for Unit 9A EPB-2D East Canal Right of Way **Revised** Section III for the following prices:

TASK	COMMENTS	FEE	CYCLE	TOTAL
1 MOWING	1st week of every month	\$ <u>250.00</u>	/ cut X 12 =	\$ <u>3,000.00</u>
2 EDGING SIDEWALKS	1st week of every month	\$ <u>40.00</u>	X 12	\$ <u>480.00</u>
3 VERTICAL CUTS	N/A			<u>N/C</u>
4 CLEAN-UP (Debris removal; including rip-rap)	1st week of every month	\$ <u>30.00</u>	/ cycle X 12 =	\$ <u>360.00</u>
5 WEED CONTROL	1st week of every month	\$ <u>60.00</u>	/ cycle X 12 =	\$ <u>720.00</u>
SUBTOTAL:				\$ <u>4,560.00</u>

Unit 9A: Abacoa**Unit 9A EPB-2D East Canal Right of Way, Revised Section III: 0.10 Miles / 0.42 Acres**

DIRECTIONS: Drive north on Military Trail from Donald Ross Boulevard for 0.25 miles to School House Road.

MAINTENANCE AREA: Mow 35' of top deck or to all fence lines, tree lines, or walls, inside the area outlined in **RED** of canal right of way, then mow from the top of slope down to the water's edge for the entire length of the canal right-of-way to the end of the canal section.

SCOPE: Mow the top deck and slope, **edge both sides if the north/south sidewalk and the sidewalk that touches the mowing area** for the length of the area encased in **RED** and of the canal embankment identified above, to a final height of cut of 3 ½" height. ALL debris (limbs, fronds, trash, etc.) is to be picked up and removed from the site PRIOR to mowing. ALL other aspects defined in SECTION 1000 of the Contract are to be followed as outlined.

FREQUENCY: Mow, edge, clean-up & weedeat 1st week of every month.



Unit 49 Northern Palm Beach County Business Park

U49 Congress Business Park Right of Way, Revised Section II (1.50 Miles / 5.06 Acres) LOCATION: From Northlake Boulevard, take N. Congress Avenue south approximately 0.50 miles to Watertower Road. Take Watertower Road east 0.15 miles to the site on the south side of the road.

MAINTENANCE AREA: Mow 35' of top deck or to all fence lines, edge sidewalks north and south of Lake No. 2, brush, bushes, tree lines, or walls, inside the area outlined in RED of canal right of way, then mow from the top of slope down to the water's edge for the entire length of the canal right-of-way to the end of the canal section. **This is to include the landscaping to the North of the lake off Watertower Road and to the South of the lake off of Park Avenue West.**

SCOPE: Mow the top deck and slope of the canal embankment identified above, to a final height of cut of 3 ½" height.

ALL debris (limbs, fronds, trash, etc.) is to be picked up and removed from the site PRIOR to mowing. ALL other aspects defined in SECTION 1000 of the Contract.

FREQUENCY: Mow, clean-up & weedeat 1st week of every month. Vertical cut bi-yearly in January & June.

THIS PAGE MUST BE SUBMITTED WITH BID

BID PROPOSAL FORM: Unit 49 Congress Business Park Right of Way **Revised** Section II

Based on a complete understanding of the maintenance specifications, I, (We), hereby propose to perform the Landscaping Maintenance for Unit 49 Congress Business Park Right of Way **Revised** Section II for the following prices:

TASK	COMMENTS	FEE	CYCLE	TOTAL
1 MOWING	1st week of every month	\$ 200.00	/ cut X 12 =	\$ 2,400.00
2 VERTICAL CUTS	Bi-Yearly January / June	\$ 320.00	/ cut X 2 =	\$ 640.00
Trim 10' Cocoplum Hedge and small hedge total 170'	1st week of every month	\$ 700.00	/ cut X 12 =	\$ 8,400.00
3 CLEAN-UP (Debris removal; including rip-rap)	1st week of every month	\$ 200.00	/ cycle X 12 =	\$ 2,400.00
4 WEED CONTROL	1st week of every month	\$ _____	/ cycle X 12 =	\$ _____
SUBTOTAL:				\$ 13,840.00

Unit 49 Northern Palm Beach County Business Park

U49 Congress Business Park Right of Way, Revised Section II (1.50 Miles / 5.06 Acres) LOCATION: From Northlake Boulevard, take N. Congress Avenue south approximately 0.50 miles to Watertower Road. Take Watertower Road east 0.15 miles to the site on the south side of the road.

MAINTENANCE AREA: Mow 35' of top deck or to all fence lines, edge sidewalks north and south of Lake No. 2, brush, bushes, tree lines, or walls, inside the area outlined in RED of canal right of way, then mow from the top of slope down to the water's edge for the entire length of the canal right-of-way to the end of the canal section. **This is to include the landscaping to the North of the lake off Watertower Road and to the South of the lake off of Park Avenue West.**

SCOPE: Mow the top deck and slope of the canal embankment identified above, to a final height of cut of 3 ½" height. ALL debris (limbs, fronds, trash, etc.) is to be picked up and removed from the site PRIOR to mowing. ALL other aspects defined in SECTION 1000 of the Contract.

FREQUENCY: Mow, clean-up & weedeat 1st week of every month. Vertical cut bi-yearly in January & June.





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EXECUTIVE SUMMARY

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

DATE: October 28, 2026

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

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

RE: Multi-Unit Water Quality Testing Services Fiscal Year 2026/2027
Consider Purchase Order No. 27-11 to Universal Engineering Sciences

Background

On July 24, 2024, Northern entered into a Project/Consulting Engineer Professional Services Contract with GFA International, Inc, DBA Universal Engineering Sciences (UES). UES also provides water quality testing services and, as such, Staff requested a proposal from them for the multi-unit water quality testing services for the previous 2025/2026 fiscal year. They performed the services well and therefore Staff is requesting to use them for the 2026/2027 fiscal year. UES did not submit for an increase in price. The proposal that was submitted in the prior year to provide multi-unit water quality testing services for fiscal year 2025/2026 was \$133,487.02. An encumbrance modification was added to the original purchase order to account for some mathematical errors in the proposal. Purchase Order No. 27-11 has been prepared using the adjusted price from the prior year for each Unit of Development in the total amount of \$140,686.00.

Fiscal Impact

Funding for the water quality testing associated with each Unit of Development is included in the Annual Budget for fiscal year 2026/2027.

Recommendation

The District Engineer and Northern Staff recommend issuance of Purchase Order No. 27-11 to Universal Engineering Sciences in the amount of \$140,686.00.



**Northern Palm Beach County
Improvement District**

Purchase Order
No.

27-11

Purchase Order

Vendor :186

UES Professional Solutions LLC

3532 Maggie Blvd
Orlando, FL 32811
Phone - / Fax -

Billing and Shipping Address

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

Document Information

Document Date 10/05/2026
Required Date 10/15/2026
Prepared By KATHLEEN E. ROUNDTREE

Workflow ID 04
Status Board 2 Documents
Description Annual water quality testing per proposal dated- 6/17/25

Change Order 0

Project No

Invoice to Y
follow

Comments : No increase requested for 26/27The \$90K included in the proposal for Unit 18 Alum Testing was removed in the prior year as it was deemed no longer necessary.

Qty	Unit Type	Fund	GL Acct	Item Description	Unit Price	Total
1	EA	0501	53114	Annual water quality testing per proposal dated- 6/17/25	5,929.25	5,929.25
1	EA	0701	53114	Annual water quality testing per proposal dated- 6/17/25	5,994.25	5,994.25
1	EA	0901	53114	Annual water quality testing per proposal dated- 6/17/25	7,120.25	7,120.25
1	EA	09A1	53114	Annual water quality testing per proposal dated- 6/17/25	1,995.00	1,995.00
1	EA	1101	53114	Annual water quality testing per proposal dated- 6/17/25	9,037.25	9,037.25
1	EA	1401	53114	Annual water quality testing per proposal dated- 6/17/25	8,000.25	8,000.25
1	EA	1601	53114	Annual water quality testing per proposal dated- 6/17/25	4,517.25	4,517.25
1	EA	1801	53114	Annual water quality testing per proposal dated- 6/17/25	33,000.00	33,000.00
1	EA	1901	53114	Annual water quality testing per proposal dated- 6/17/25	14,680.25	14,680.25
1	EA	2101	53114	Annual water quality testing per proposal dated- 6/17/25	8,776.25	8,776.25
1	EA	2301	53114	Annual water quality testing per proposal dated- 6/17/25	5,148.00	5,148.00
1	EA	2901	53114	Annual water quality testing per proposal dated- 6/17/25	5,148.00	5,148.00
1	EA	3101	53114	Annual water quality testing per proposal dated- 6/17/25	5,600.00	5,600.00
1	EA	32A1	53114	Annual water quality testing per proposal dated- 6/17/25	5,148.00	5,148.00
1	EA	3301	53114	Annual water quality testing per proposal dated- 6/17/25	5,148.00	5,148.00

Qty	Unit Type	Fund	GL Acct	Item Description	Unit Price	Total
1	EA	4101	53114	Annual water quality testing per proposal dated-6/17/25	5,148.00	5,148.00
1	EA	4501	53114	Annual water quality testing per proposal dated-6/17/25	5,148.00	5,148.00
1	EA	4701	53114	Annual water quality testing per proposal dated-6/17/25	5,148.00	5,148.00

Total : \$140,686.00

Approval Information

SUSAN P. SCHEFF Board - Approved 10/06/2026 11:42 AM
140,686.00

CLIFFORD D. BEATTY Executive Director - Approved 10/06/2026 11:08 AM
Approved 140,686.00

KATHLEEN E. Finance Director - Approved 10/06/2026 11:05 AM
ROUNDTREE 140,686.00

LAURA L. HAM Budget Manager - Approved 10/06/2026 10:57 AM
140,686.00

Kimberly A. Leser District Engineer - Approved 10/06/2026 10:45 AM
140,686.00

KATHLEEN E. Requester - Submitted 10/05/2026 2:56 PM
ROUNDTREE 140,686.00

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.



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EXECUTIVE SUMMARY

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

DATE: October 28, 2026

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

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

RE: Unit of Development Nos. 18, 21 and 24
Consider Change Order No. 1 to C.R. Dunn, Inc.
Purchase Order No. 25-571
Multi-Unit Control Panel Replacement Project

Background

Northern awarded a contract to C.R. Dunn in March of 2025 for the replacement of the existing control panel electrical equipment at four Pump Stations within three Units of Development (Units). A Notice to Proceed was issued on April 24, 2025, and work is well underway.

This change order represents costs associated with the installation of additional wiring, conduit and junction boxes needed at each of the Pump Stations, along with two new pump starters for the Ironhorse Pump Station. The change order also covers permit fees paid by the contractor above the allowance included on the awarded contract Schedule of Values.

The Project Engineer, Smith Engineering Consultants, Inc., has reviewed and approved Change Order No. 1 in the amount of \$126,689.80. The breakdown by Unit is as follows: Unit 18 Ibis Golf & Country Club - \$18,659.45, Unit 21 Old Marsh - \$5,457.93, and Unit 24 Ironhorse - \$102,572.42.

Fiscal Impact

Sufficient undesignated reserves are available in each Unit to fund Change Order No. 1.

Recommendation

Northern Staff and the District Engineer recommend approval of Change Order No. 1 to Purchase Order No. 25-571 to C.R. Dunn, Inc. in the amount of \$126,689.80 for Control Panel Replacement at Pump Stations within Unit of Development Nos. 18, 21 and 24.

CHANGE ORDER

No. 1

PROJECT: Multi-Unit – Control Panel Replacement Project

DATE: 10/9/26

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

OWNER's Contract No.: PRJ 641

PROJECT ENGINEER: Smith Engineering Consultants, Inc.

CONTRACTOR: C.R. Dunn, Inc.

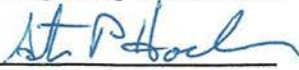
You are directed to make the following changes in the Contract Documents.

Description: Permit Fee Allowances did not cover actual cost of permit fees as indicated on submitted receipts. Larger conduits required for conductors, new conduit and control wire required for secondary RTU connection, new aluminum terminal boxes & 2-75HP starters needed at Ironhorse Pump Station.

Reason for Change Order: Actual permit fees paid were more than allowance included in the contract and additional work/materials required at pump stations.

CHANGE IN CONTRACT PRICE:	CHANGE IN CONTRACT TIME:
Original Contract Price <u>\$ 1,539,300.00</u>	Original Contract Time: Substantial Completion <u>540 days (10/16/26)</u> Ready for final payment: <u>570 days (11/15/26)</u> days and dates
Net Changes from Previous Change Orders: No. <u>0</u> to No. <u>1</u> <u>\$ 0.00</u>	Net change from Previous Change Orders: No. <u>0</u> to No. <u>1</u> <u>0 days</u>
Contract Price prior to this Change Order: <u>\$ 1,539,300.00</u>	Contract Time prior to this Change Order: Substantial Completion <u>540 days (10/16/26)</u> Ready for final payment: <u>570 days (11/15/26)</u> days and dates
Net Increase (Decrease) of this Change Order: <u>\$126,689.80</u>	Net Increase (Decrease) of this Change Order: <u>0 days</u>
Contract Price with all approved Change Orders: <u>\$ 1,665,989.80</u>	Contract Time with all approved Change Orders: Substantial Completion <u>540 days (10/16/26)</u> Ready for final payment: <u>570 days (11/15/26)</u> days and dates

RECOMMENDED:
Smith Engineering Consultants, Inc.

BY: 
Project Engineer

Date: 10/9/26

APPROVED:
NPBCID

BY: _____
NPBCID
Kimberly Leser, P.E.
District Engineer

Date: _____

ACCEPTED:
C.R. Dunn, Inc.

BY: 
Contractor

Date: 10/13/26

C. R. Dunn, Inc.

Electrical Construction
1202 Pope Lane / Lake Worth, Fl. 33460
(561) 585 2155 / fax (561) 585 1233
EC 13007433

CHANGE PROPOSAL #1 Revision #2

To: Northern Palm Beach Improvement District
Attn: Kim Leser

Date: 9/25/2026

Project: PRJ. 641 Multi Unit Control Panel Project

We submit the following proposal to you on a confidential basis, the information in this proposal is not to be shared with any other person without our written permission. Proposal pertains to the following plans and specifications.

-Item #1 Ibis West Additional Permit Fees

Contract allowance is \$4,500.00 and total permit fees were \$6,848.50 with a difference of \$2,348.50.

-Item #2 Ibis East Additional Permit Fees

Contract allowance is \$4,500.00 and total permit fees were \$6,848.50 with a difference of \$2,348.50.

-Item #3 Old Marsh Additional Permit Fees

Contract allowance is \$4,500.00 and the total permit fees were \$4,753.70 with a difference of \$253.70.

-Item #4 Ironhorse Additional Permit Fees

Contract allowance is \$4,500.00 and total permit fees were \$6,308.50 with difference of \$1,808.50

-Item #5 Old Marsh New 2" & 1" Conduits from the ATS to the Generator

Plan sheet E-3B call to reuse the existing 2"C and 3/0 conductors. The existing conduit and wire were smaller than shown on the plans. Also, the power and control conduits were damaged during the installation of the new generator. The new conduit and wire were need to accommodate the larger capacity of the new generator.

-Item #6 Ironhorse New 2" Conduit from the ATS to the Generator

Plan sheet E-3A calls to install new larger conductors in the existing conduit. The existing conduit was not large enough for the new conductors and a new conduit had to be installed to accommodate up sized conductors.

Item #7 Ibis West Terminal Boxes & Floats

The existing pump/float terminal boxes will be upgrade to NEMA 4 aluminum boxes with hinged covers to replace the existing boxes that are deteriorating. Also, the floats are being replace to standardized the controls for all of the pump stations.

Item #8 Ibis East Terminal Boxes & Floats

The existing pump/float terminal boxes will be upgrade to NEMA 4 aluminum boxes with hinged covers to replace the existing boxes that are deteriorating. Also, the floats are being replace to standardized the controls for all of the pump stations.

Item #9 Ironhorse Terminal Boxes & Floats

The existing pump/float terminal boxes will be upgrade to NEMA 4 aluminum boxes with hinged covers to replace the existing boxes that are deteriorating. Also, the floats are being replace to standardized the controls for all of the pump stations.

-Item #10 Ibis West Conduit & Wire from the RTU to the Control Panel

1" conduit & #14 control wire to maintain control logic of the RTU being primary control and the pump station control panel being secondary in case of RTU failure.

-Item #11 Ibis East Conduit & Wire from the RTU to the Control Panel

1" conduit & #14 control wire to maintain control logic of the RTU being primary control and the pump station control panel being secondary in case of RTU failure.

-Item #12 Old Marsh Conduit & Wire from the RTU to the Control Panel

1" conduit & #14 control wire to maintain control logic of the RTU being primary control and the pump station control panel being secondary in case of RTU failure.

-Item #13 Ironhorse Conduit & Wire from the RTU to the Control Panel

1" conduit & #14 control wire to maintain control logic of the RTU being primary control and the pump station control panel being secondary in case of RTU failure.

-Item #14 Ironhorse Pump Feed Conduit & Wire

2" conduit and #4 conductors to refeed pump power from the new MCC to the existing pump terminal boxes.

-Item #15 Ironhorse R&R Pump Staters

Furnish and install (2) 75 Hp starters.

This proposal is to remain confidential. This proposal is accepted by you in any of the following methods: A) Utilizing our prices And or value engineering ideas for any purpose, including but not limited to sharing or shopping our price or ideas with any other Person. B) Requesting us to proceed with any of the work for this project. C) Written acceptance of this proposal including letter of intent to enter into a contract.

Respectfully submitted

By: Malcolm Rogers

C. R. Dunn, Inc.

Northern Palm Beach County Improvement District
PRJ. 641 Multi Unit Control Panel Project
Change Order #1

Item	Description	Cost
1	Ibis West Additional Permit Fees	\$ 2,348.50
2	Ibis East Additional Permit Fess	\$ 2,348.50
3	Old Marsh Additional Permit Fees	\$ 253.70
4	Ironhorse Additional Permit Fees	\$ 1,808.50
5	Old Marsh New 2" & 1" Generator Conduits	\$ 3,756.81
6	Ironhorse New 2" Generator Conduit	\$ 1,605.60
7	Ibis West Terminal Boxes & Floats	\$ 4,647.22
8	Ibis East Terminal Boxes & Floats	\$ 4,647.22
9	Ironhorse Terminal Boxes & Floats	\$ 3,639.36
10	Ibis West Control Conduit & Wire-Control Panel to RTU	\$ 2,151.07
11	Ibis East Control Conduit & Wire-Control Panel to RTU	\$ 2,151.07
12	Old Marsh Control Conduit & Wire-Control Panel to RTU	\$ 1,340.40
13	Ironhorse Control Conduit & Wire-Control Panel to RTU	\$ 2,151.07
14	Ironhorse Pump Feed Conduit & Wire	\$ 10,700.00
15	Ironhorse 75 Hp Pump Starters	\$ 80,656.67
16		
17		
18		
19		
Subtotal		\$ 124,205.69
2% Bond		\$ 2,484.11
Change Order #1 Total		\$ 126,689.80



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: October 28, 2026

FROM: Kenneth R. Roundtree, Director of Operations

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

RE: Unit of Development No. 2C – Alton
Consider Purchase Order No. 26-1382 to Top Dog Industries, LLC
Culvert Cleaning and Inspection

Background

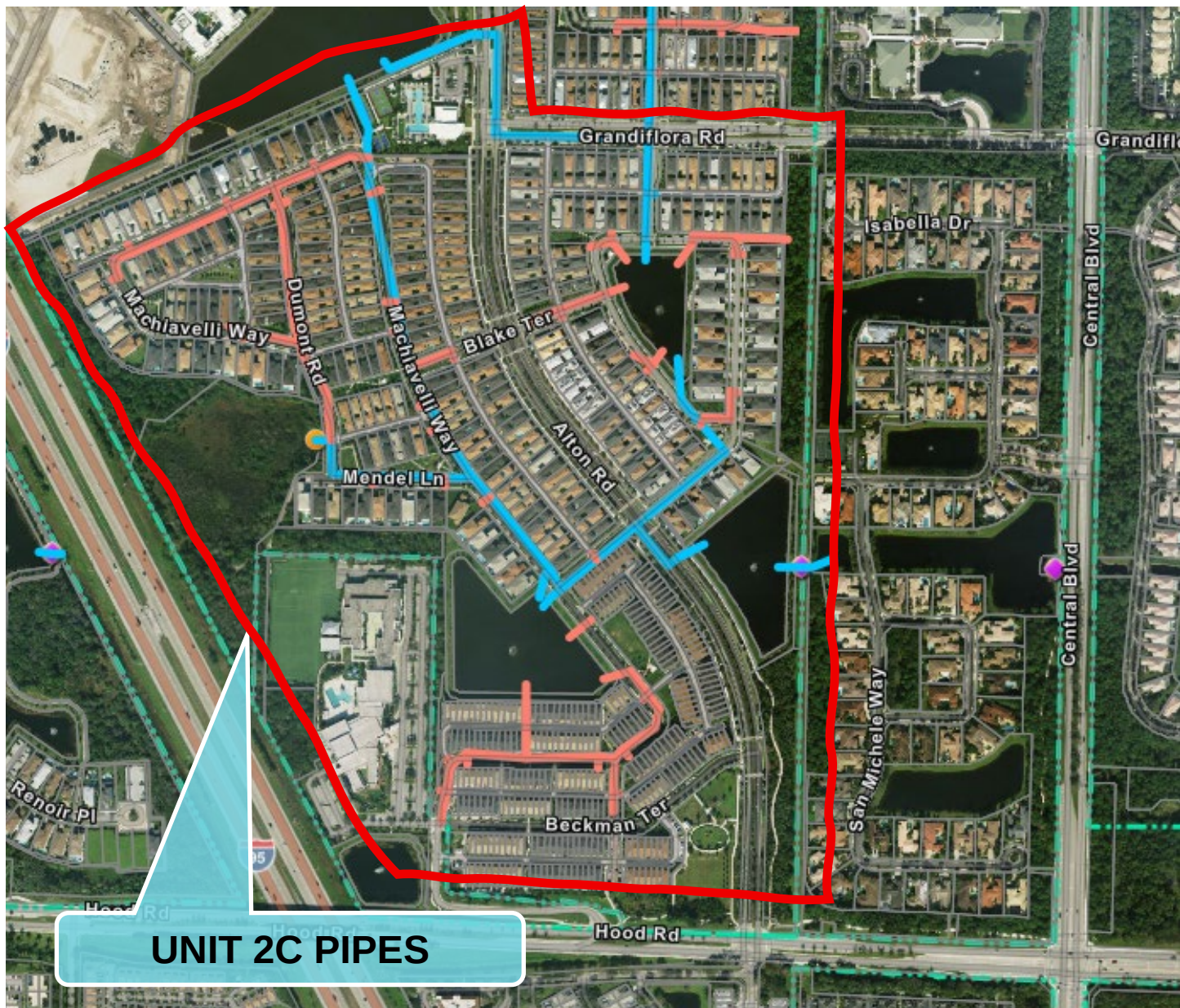
Northern Palm Beach County Improvement District owns and maintains the surface water management system within the Alton development. Routine cleaning and inspection of all culvert pipes were planned for this development. Northern requested proposals from three of its approved contractors and three quotes were received (see attached bid tabulation). Top Dog Industries, LLC submitted the lowest bid in the amount of \$232,200.00. Top Dog Industries, LLC has completed projects of this nature in the past and is very capable of providing the services outlined in this purchase order.

Fiscal Impact

Funds were available from the Fiscal Year 2025/2026 Budget, when the project was bid. Those funds moved to undesignated fund balance at year end and are available to fund the project.

Recommendation

Northern Staff recommends approval of Purchase Order No. 26-1382 to Top Dog Industries, LLC in the amount of \$232,200.00.



BID RESULTS
2C Cleaning and TV Phase 2
Unit 2C

Top Dog

Shenandoah

CROCs

Item	Description	Unit	Quantity
1	Clanng and TV Phase 2	2C	1
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			

[illegible][illegible][illegible]**Total Bid Price**

\$232,200.00

\$273,000.00

\$250,000.00



Northern Palm Beach County Improvement District

Purchase Order
No.

26-1382

Purchase Order

Vendor :2121

Top Dog Industries, LLC

3114 Tuxedo Avenue
West Palm Beach, FL 33405
Phone - / Fax -

Billing and Shipping Address

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

Document Information

Document Date 09/29/2026
Required Date 10/09/2026
Prepared By Greg Sale

Workflow ID 07
Status Board 2 Documents
Description U2C - Phase 2 Cleaning and TV of all
Culvert Pipes

Change Order 0

Project No

Invoice to Y
follow

Comments : LH: Adequate fund balance is available to offset unfavorable budget variance.

Qty	Unit Type	Fund	GL Acct	Item Description	Unit Price	Total
1	EA	02C1	54613	U2C - Phase 2 Cleaning and TV of all Culvert Pipes	232,200.00	232,200.00

Total : \$232,200.00

Approval Information

SUSAN P. SCHEFF Board - Approved 10/05/2026 10:19 AM
232,200.00
CLIFFORD D. BEATTY Executive Director - 10/05/2026 9:33 AM
Approved 232,200.00
KATHLEEN E. Finance Director - Approved 10/02/2026 4:24 PM
ROUNDTREE 232,200.00
LAURA L. HAM Budget Manager - Approved 10/01/2026 5:21 PM
232,200.00
Kimberly A. Leser District Engineer - Approved 10/01/2026 9:54 AM
232,200.00
KENNITH R. Department Manager - 09/29/2026 10:29 AM
ROUNDTREE Approved 232,200.00
Greg Sale Requester - Submitted 09/29/2026 9:44 AM
232,200.00

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.



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: October 28, 2026

FROM: Kenneth R. Roundtree, Director of Operations

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

RE: Unit of Development No. 9A – Abacoa I
Consider Approval of Purchase Order No. 27-13 to WGI, Inc.
Engineering Services for Preserve Structures

Background

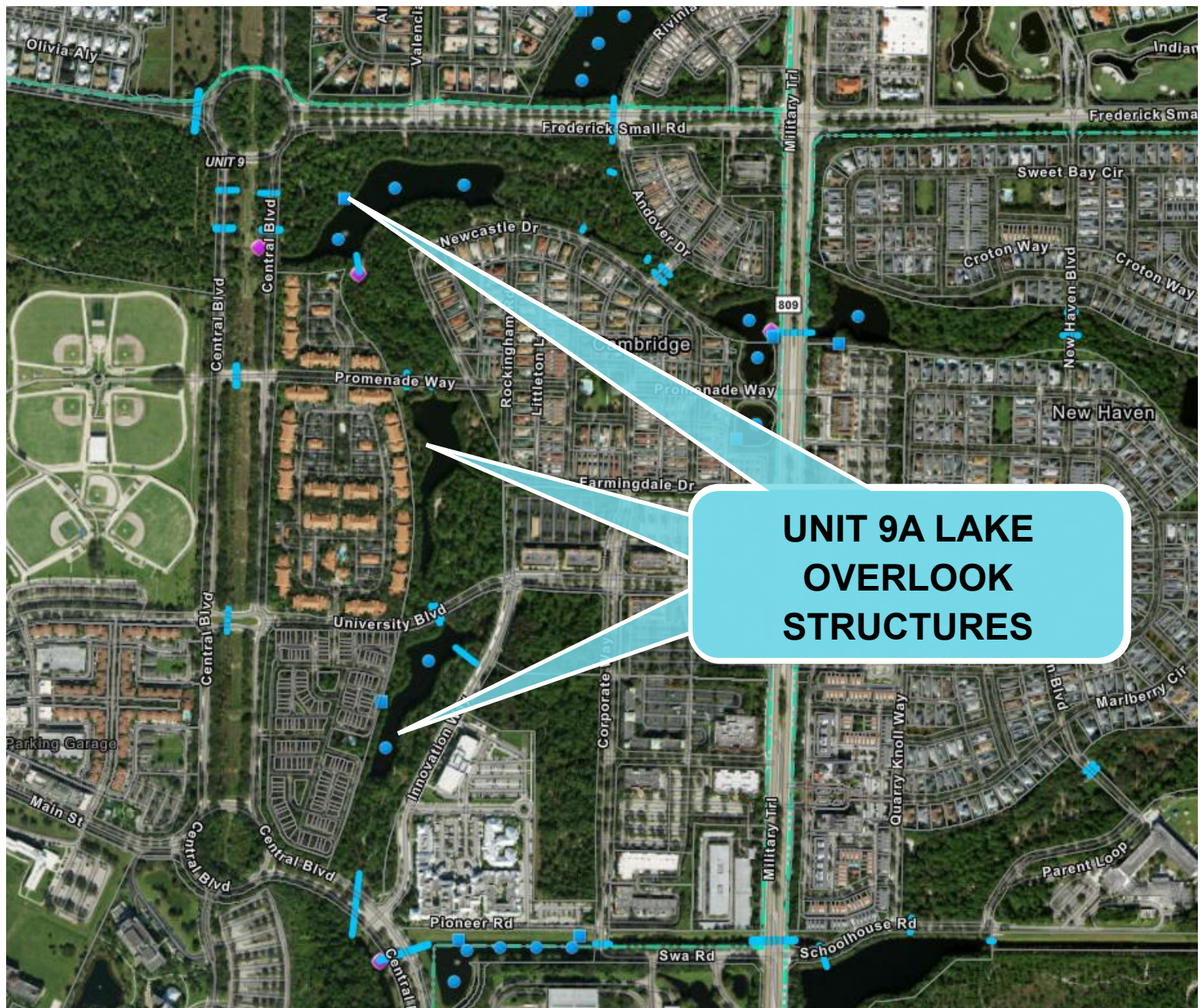
Northern Palm Beach County Improvement District maintains multiple acres of preserves in Abacoa. The maintenance includes maintaining structures and fences in the preserves. Structures such as lookout towers, informational monuments, fences and boardwalks are some of the items that are Northern's responsibility. During inspections conducted by WGI last year, four structures were identified to be replaced. The following structures were subsequently budgeted in Fiscal Year 2026/2027 for replacement: Lake Overlook 1, Lake Overlook 2, Lake Overlook 3 and Dry Detention Bridge 4. Prior to replacement, construction plans and details will be required. WGI has previously provided similar design services in the past and is familiar with the style and materials associated with these facilities. Northern requested and received a proposal from WGI, Inc. for design services on all four structures in the amount of \$85,000.00.

Fiscal Impact

This expenditure is budgeted and accounted for in the Fiscal Year 2026/2027 Budget.

Recommendation

Northern Staff recommends approval of Purchase Order No. 27-13 to WGI, Inc. in the amount of \$85,000.00.





October 8, 2026

Eric Vincent
Operations Supervisor
Northern Palm Beach County Improvement District (**Northern**)
359 Hiatt Dr.
Palm Beach Gardens, Florida 33418

ERIC@NPBCID.ORG

Re: Preserve Lake Outlook Structures 1, 2, and 3 and Dry Detention Bridge 4 Construction Documents

Dear Eric,

WGI, Inc. (WGI) is pleased to provide this proposal to Northern Palm Beach County Improvement District (Northern) for professional services on the above-referenced project. Our scope of services and corresponding fees are detailed below. In addition, it is agreed that WGI's services will be performed pursuant to WGI's Master Agreement with Northern dated June 24th, 2024.

PROJECT UNDERSTANDING

Northern owns and maintains several public recreation boardwalks, bridges, and wood structures located near the Abacoa Community in Jupiter, Florida and previously had WGI perform condition assessments of three preserve lake outlooks and a timber bridge structure. The condition assessments found that the three outlook structures, designated as *Preserve Lake Outlook 1, 2, and 3*, and bridge designated as *Dry Detention Bridge 4*, were in need of repair. Northern has requested WGI to prepare construction documents for the repair and reconstruction of the four structures located at the following approximate locations:



Preserve Lake Outlook 1



Preserve Lake Outlook 2



Preserve Lake Outlook 3



Dry Detention Bridge 4

SCOPE OF SERVICES

ENGINEERING SERVICES

Structural Engineering Services – Preserve Lake Outlook Structures

\$60,000.00

WGI will perform a site visit to each of the three structures for review of the structures' current condition and to take measurements of the structural components required for construction drawing production. WGI will provide design drawings for repair and reconstruction of the structures based on the findings and recommendations from the condition assessment reports by WGI dated January 29, 2026. The construction documents will consist of a replacement of the decking and repair or replacement of the girders, joists, railing, posts, rafters, roofing, and structural connections. Deliverables will consist of 60% and 100% construction documents and specifications.

Structural Engineering Services – Dry Detention Bridge 4

\$25,000.00

WGI will perform a site visit to the Dry Detention Bridge for review of the structure's current condition and to take measurements of the structural components required for construction drawing production. WGI will provide design drawings for repair and reconstruction of the structure based on the findings and recommendations from the condition assessment report by WGI dated March 16, 2026. The construction documents will consist of a replacement of the decking and repair or replacement of the girders, joists, railing, piles, and structural connections. Deliverables will consist of 60% and 100% construction documents and specifications.

WGI will prepare individual construction documents for each structure but will submit drawings for all the structures as part of a single submittal.

BASIS OF THIS PROPOSAL

This proposal is based on the following:

1. WGI shall be entitled to rely on the completeness and accuracy of all information provided by CLIENT. Information requested by WGI during the project will include, but may not be limited to, the structure plans; utilities; environmental assessments; geotechnical reports; and survey (with CAD file);
2. Engineering specifications and details will be included in the construction plans;
3. Significant project scope modifications will require an amendment to this contract. WGI will submit a separate proposal for those services;
4. The project will be designed and submitted under one phase;
5. Construction phase services are not included; and
6. Services not included: Landscape Architecture, Architectural, Irrigation, Title Search, Lighting, Traffic, Environmental, and Geotechnical.

INFORMATION REQUIRED

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

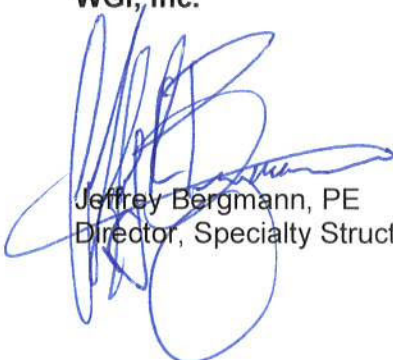
1. AutoCAD or PDF files of existing outlook structures.
2. PDF copies of any existing reports and evaluations related to the outlook structures.

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

PROPOSAL ACCEPTANCE

We appreciate the opportunity to be of service to Northern. Upon acceptance of this proposal, please issue a purchase order to cover these services.

Respectfully submitted,
WGI, Inc.



Jeffrey Bergmann, PE
Director, Specialty Structures



Chris LaForte, PE
Senior Project Manager I



Northern Palm Beach County Improvement District

Purchase Order

Purchase Order
No.

27-13

Vendor :429

WGI, Inc.

P.O. Box 739756
Dallas, TX 75373
Phone - / Fax -

Billing and Shipping Address

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

Document Information

Document Date 10/06/2026
Required Date 10/16/2026
Prepared By ERIC A. VINCENT

Workflow ID 07
Status Board 2 Documents
Description Construction Drawings for (3) Lake
Overlooks and (1) Dry Detention Bridge in
Unit 9A

Change Order 0

Project No

Invoice to Y
follow

Comments :

Qty	Unit Type	Fund	GL Acct	Item Description	Unit Price	Total
1	EA	09A1	53101	Lake Overlook 1	20,000.00	20,000.00
1	EA	09A1	53101	Lake Overlook 2	20,000.00	20,000.00
1	EA	09A1	53101	Lake Overlook 3	20,000.00	20,000.00
1	EA	09A1	53101	Dry Detention Bridge 4	25,000.00	25,000.00

Total : \$85,000.00

Approval Information

SUSAN P. SCHEFF Board - Approved 85,000.00 10/09/2026 4:32 PM
CLIFFORD D. BEATTY Executive Director - Approved 85,000.00 10/09/2026 1:44 PM
KATHLEEN E. ROUNDTREE Finance Director - Approved 85,000.00 10/09/2026 11:16 AM
LAURA L. HAM Budget Manager - Approved 85,000.00 10/09/2026 8:47 AM
Kimberly A. Leser District Engineer - Approved 85,000.00 10/08/2026 1:19 PM
KENNITH R. ROUNDTREE Department Manager - Approved 85,000.00 10/08/2026 12:06 PM
ERIC A. VINCENT Requester - Submitted 85,000.00 10/07/2026 1:41 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.



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: October 28, 2026

FROM: Kenneth R. Roundtree, Director of Operations

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

RE: Unit of Development No. 9B – Abacoa II
Consider Approval of Purchase Order No. 27-9 to Construction Technology, Inc.
Renovation of Dry Detention Bridge No. 1

Background

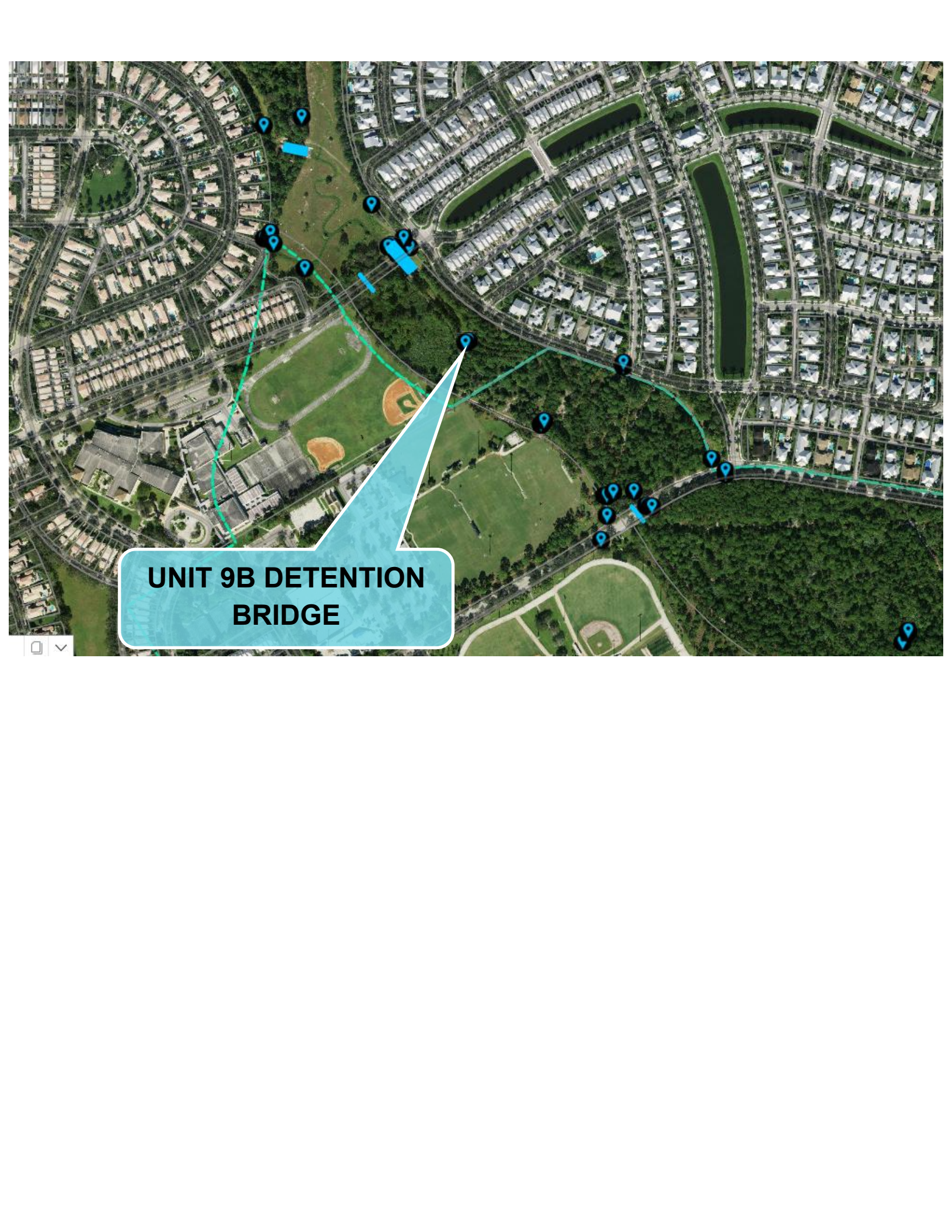
Northern Palm Beach County Improvement District maintains multiple acres of preserves within Unit No. 9B, Abacoa. Northern maintains structures such as lookout towers, informational monuments, fences and boardwalks within the preserves. During routine inspections, Staff noted that Dry Detention Bridge No. 1 needed maintenance and modification. Northern requested quotes from two contractors capable of performing the work (see attached bid tabulation). Construction Technology, Inc. submitted the lowest quote in the amount of \$194,925.00. Construction Technology, Inc. has conducted this type of work in the past and is very capable of providing the services outlined in this purchase order.

Fiscal Impact

This expenditure is budgeted for in the Fiscal Year 2026/2027 Budget.

Recommendation

Northern Staff recommends approval of Purchase Order No. 27-9 to Construction Technology, Inc. in the amount of \$194,925.00.

An aerial photograph of a residential neighborhood with several ponds and baseball fields. A dashed green line traces a path through the area, starting from the top left, passing through a baseball field, and ending near a road on the right. Several blue location pins are placed along this path. A light blue callout box with a white border points to one of the pins in the center of the map.

**UNIT 9B DETENTION
BRIDGE**

Unit No. 9B

Grassroots

[illegible]



Northern Palm Beach County Improvement District

Purchase Order
No.

27-9

Purchase Order

Vendor :443

CONSTRUCTION TECHNOLOGY, INC.

PO BOX 16576
WEST PALM BEACH, FL 33416-6576
Phone - / Fax -

Billing and Shipping Address

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

Document Information

Document Date 10/01/2026
Required Date 10/11/2026
Prepared By ERIC A. VINCENT

Workflow ID 07
Status Board 2 Documents
Description Unit 9B Dry Detention Bridge 1
Renovation & Modifications

Change Order 0

Project No

Invoice to Y
follow

Comments : work to be completed within 90 days of approved PO

Qty	Unit Type	Fund	GL Acct	Item Description	Unit Price	Total
1	EA	09B1	54620	Unit 9B Dry Detention Bridge 1 Renovation & Modifications	194,925.00	194,925.00

Total : \$194,925.00

Approval Information

SUSAN P. SCHEFF	Board - Approved	10/06/2026 12:00 PM
	194,925.00	
CLIFFORD D. BEATTY	Executive Director -	10/06/2026 11:28 AM
	Approved 194,925.00	
KATHLEEN E. ROUNDTREE	Finance Director - Approved	10/06/2026 11:24 AM
	194,925.00	
LAURA L. HAM	Budget Manager - Approved	10/06/2026 11:07 AM
	194,925.00	
Kimberly A. Leser	District Engineer - Approved	10/06/2026 10:46 AM
	194,925.00	
KENNITH R. ROUNDTREE	Department Manager -	10/02/2026 7:39 AM
	Approved 194,925.00	
ERIC A. VINCENT	Requester - Submitted	10/01/2026 9:32 AM
	194,925.00	
ERIC A. VINCENT	Requester - Submitted	10/01/2026 9:27 AM
	194,925.00	

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.

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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.



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: October 28, 2026

FROM: Lucas Schaffer, Environmental Manager

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

RE: Unit of Development No. 9B – Abacoa II
Consider Encumbrance Modification to Palmera Enterprises, Inc.
Abacoa ADA Trails Repair and Remediation

Background

In March 2026, Purchase Order No. 26-668 was issued to Palmera Enterprises, Inc. in the amount of \$152,100.00 to repair and rehabilitate the ADA accessible preserve trails within Unit of Development No. 9B, Abacoa II. The Contractor encountered more roots growing within the trails than anticipated, as well as additional trees that needed pruning to sufficiently widen some trail sections and more crushed concrete needed to accommodate the wider trails in certain sections. Palmera Enterprises, Inc. has submitted a request to cover the costs of the additional work not included in their quote. An Encumbrance Modification in the amount of \$18,500.00 has been prepared to cover the additional cost of the work.

Fiscal Impact

There are sufficient funds available in the Unit 9B preserve structure budget for the additional expense.

Recommendation

Northern Staff recommends the Board approve an Encumbrance Modification in the amount of \$18,500.00 to Purchase Order No. 26-668 to Palmera Enterprises, Inc.





PALMERA ENTERPRISES, LLC

September 22, 2026

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

Re: **ABACOA ADA TRAILS REPAIR AND RESTORATION**

INVOICE 26-332 (P.O 26-668)

DESCRIPTION OF WORK:

The work consists of repairing and renovating five existing ADA-accessible crushed concrete trails totaling approximately 2,710 linear feet long and 6.5 feet wide. Work includes demolition and replacement of trail-edge telephone-post borders, root removal and subgrade preparation, installation of a new crushed concrete surface layer, compaction, and restoration of all disturbed areas to original design. All work shall meet District standards and ADA accessibility requirements.

Total \$152,100.00

ADDITIONAL WORK:

ADA TRAIL OF INOVATION WAY

- Cut back overhang saw palm and other tree branches over trail to widening trail
haul away cutting
\$950.00
- Excess pine tree roots and other trees' roots removal on trails to prepare area for post installation
\$1,800.00
- Additional crushed concrete installation for widen trail from 6'to 8' wide
\$1,500.00

Total on this trail: \$4,250.00

P.O. Box 1934
Indiantown, FL 34956

☎ 561-307-3554

email: palmeraenterprises@gmail.com

ADA TRAIL OF PROMENADE WAY

- Cut back overhang cocoplum tree and other tree branches over trail to widening trail
haul away cutting
\$750.00
- Excess Cocoplum tree roots and other trees' roots removal on trails to prepare area for post
installation
\$1,400.00
- Cut back oak tree branches hanging from the road to the Fence preserve
- Adjust gate
\$950.00

Total on this trail: \$3,100.00

ADA TRAIL OF FREDERICK SMALL RD

- Cut back overhang cocoplum tree and other tree branches over trail to widening trail
haul away cutting
\$750.00
- Excess cocoplum tree roots and pine tree roots and other trees' roots removal on trail to prepare area
for post installation
\$1,100.00
- Additional crushed concrete installation for widen trail from 6 'to 8' wide
\$1,300.00

Total on this trail: \$3,150.00

ADA TRAIL OF MARLBERRY CIRCLE

- Cut back overhang saw palm and other tree branches over trail to widening trail
haul away cutting
\$650.00
- Excess pine tree roots and other trees' roots removal on trail to prepare area for post installation
\$1,800.00
- Additional crushed concrete installation for widen trail from 6 'to 8' wide
\$1,300.00

Total on this trail: \$3,750.00

P.O. Box 1934
Indiantown, FL 34956

☎ 561-307-3554

email: palmeraenterrprises@gmail.com

ADA TRAIL OF JAE GA

- Excess pine tree roots and other trees' roots removal on trail to prepare area for post installation
\$2,300.00
- Installation of new vehicle access gate west end of Jaega
- Install 2 2 1/2" post for gate
- Fabricate 2 70" vehicle gate
- Install concrete slab 12' wide x12' long x5" thick
\$1,950.00

Total on this trail: \$4,250.00

Grand Total on additional work: \$18,500.00

Grand Total of Project: \$170,600.00

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

Federico "Freddy" Bautista

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



Northern Palm Beach County Improvement District

Purchase Order No. 26-668-1

Encumbrance Modification

Vendor :1094

Palmera Enterprises, LLC

P.O. Box 1934
Indiantown, FL 34956
Phone - / Fax -

Comments

Enc mod > 10% of PO so board approval required.- October 2026

Document Information

Document Date 10/05/2026
Required Date 10/05/2026
Prepared By LUCAS G. SCHAFER
Workflow ID 07

Status Board 2 Documents
Description Encumbrance Modification for 26-668

Change Order 0

Project No

Invoice to Y
follow

Qty	Unit Type	Fund	GL Acct	Item Description	Unit Price	Total
1	EA	09B1	54620	Abacoa ADA trail replacement and renovations	18,500.00	18,500.00

Total : \$18,500.00

Approval Information

SUSAN P. SCHEFF Board - Approved 18,500.00 10/09/2026 4:39 PM
CLIFFORD D. BEATTY Executive Director - Approved 18,500.00 10/09/2026 8:16 AM
KATHLEEN E. ROUNDTREE Finance Director - Approved 18,500.00 10/06/2026 2:41 PM
LAURA L. HAM Budget Manager - Approved 18,500.00 10/06/2026 2:35 PM
Kimberly A. Leser District Engineer - Approved 18,500.00 10/06/2026 12:38 PM
KENNITH R. ROUNDTREE Department Manager - Approved 18,500.00 10/06/2026 12:32 PM
LUCAS G. SCHAFER Requester - Submitted 18,500.00 10/05/2026 3:23 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.



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: October 28, 2026

FROM: Kenneth R. Roundtree, Director of Operations

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

RE: Unit of Development No. 23 – The Shores
Consider Purchase Order No. 27- 17 to Top Dog Industries, LLC
Cleaning and Lining of C-5 Culvert

Background

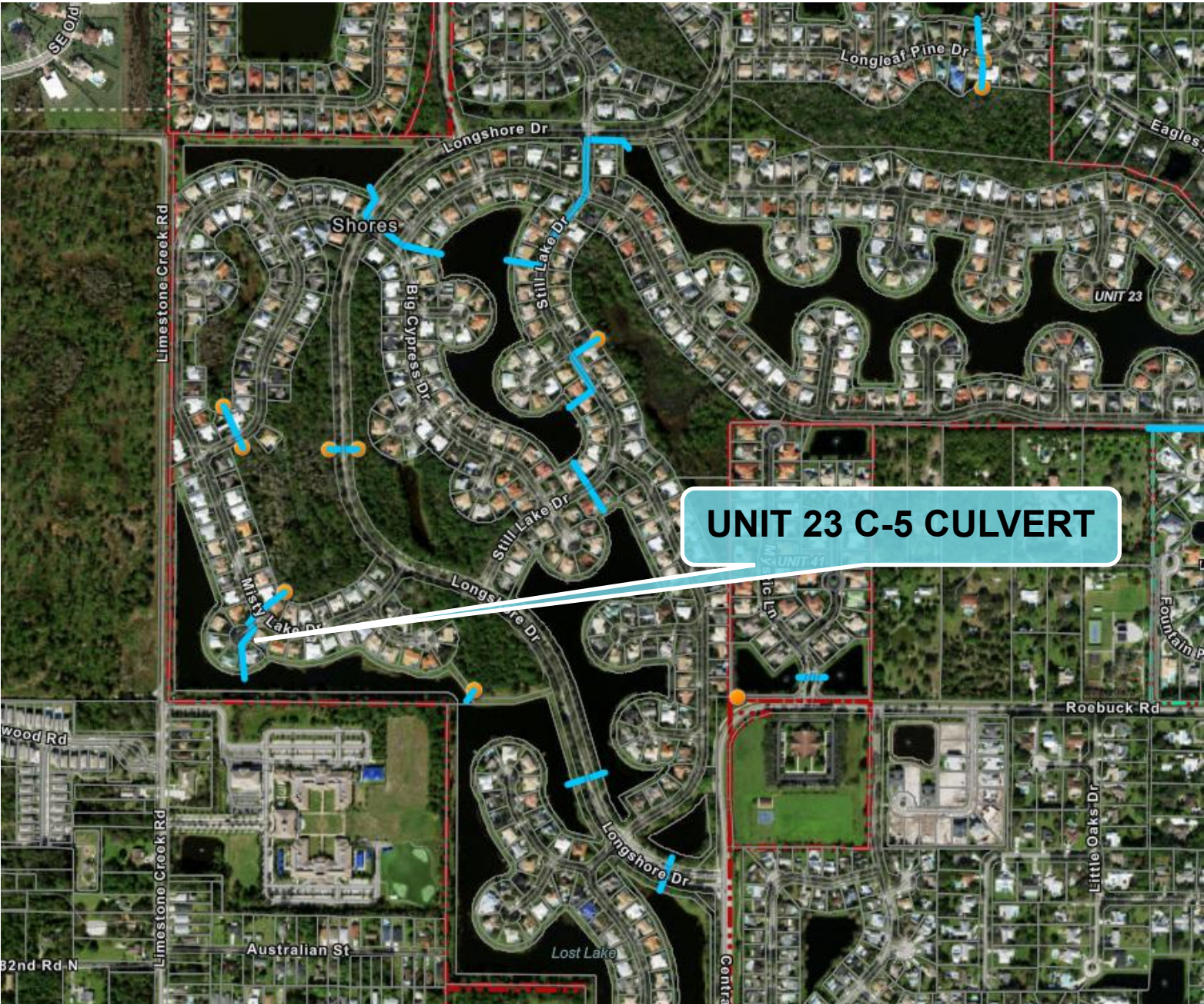
Northern Palm Beach County Improvement District owns and maintains the surface water management in Unit 23 - The Shores. During a routine inspection by one of Northern's Contractors, Top Dog Industries, LLC (Top Dog), it was determined that Culvert C-5 is in need of repair. Staff evaluated various repair techniques and decided that the cast in place (CIPP) liner repair is the best approach to refurbish the culvert, due to the close proximity of existing houses. Staff planned for the repair in the Fiscal Year 2026/2027 Budget. Top Dog advised Northern Staff of this deficiency and is familiar with the project; therefore, Staff requested a proposal from Top Dog for the restoration work. Top Dog submitted a quote in the amount of \$32,625.00, which is fair and reasonable for the proposed work. Top Dog has completed projects of this nature in the past and is very capable of providing the services outlined in this purchase order.

Fiscal Impact

There are sufficient maintenance funds in the Fiscal Year 2026/2027 Budget for this expenditure.

Recommendation

Northern Staff recommends Board approval of Purchase Order No. 27-17 to Top Dog Industries, LLC, in the amount of \$32,625.00.





Top Dog Industries LLC
3114 Tuxedo Avenue
West Palm Beach, FL 33405
(561) 629-7121

ESTIMATE # TDI-3991

Submitted to: NORTHERN PALM BEACH COUNTY
IMPROVEMENT DISTRICT
359 Hiatt Drive,
Palm Beach Gardens, Florida 33418
(561) 624-7830

Submitted by: Richard DeBusk
richard@topdogind.com
Job Address: 18580 Misty Lake Drive,
Jupiter, Florida 33458

Attention: GREG SALE
GREG@NPBCID.ORG
Billing: GREG@NPBCID.ORG

Date of Estimate: September 16, 2026
This estimate is good for 30 days.

Please see our estimated cost and scope of work listed below:

1. Pre-Cleaning – 24-Inch Pipe

Top Dog Industries LLC will perform pre-cleaning of the existing 24-inch pipeline to prepare the line for CIPP liner installation. Cleaning will be performed as necessary to remove debris, sediment, roots, and other obstructions that may interfere with the installation.

2. CIPP Liner Installation – 24-Inch Pipe

Top Dog Industries LLC will install a 24-inch CIPP (Cured-In-Place Pipe) liner within the existing pipeline. The line runs approximately 133 linear feet from the cul-de-sac manhole located within the easement eastward toward the outfall, with the pipeline extending to the west at the outfall.

The existing pipeline begins as a 24-inch CMP (Corrugated Metal Pipe) at the manhole located within the easement and transitions to corrugated metal pipe at the outfall.

The proposed CIPP liner installation will follow the existing alignment and will be performed based upon field-verified conditions and accessibility at the time of installation.

Product Name	Qty	Units	Unit Price	Line Total
Installation of CIPP Liner 24 inch	1		\$35,625.00	\$35,625.00
TOT				\$35,625.00

ACCEPTANCE OF PROPOSAL /SIGN & RETURN

Richard DeBusk

September 16,
2026

Signed: _____

Richard DeBusk, Top Dog Industries

AUTHORIZED COMPANY REPRESENTATIVE

Print name: _____

This Estimate is subject to the following conditions:

Subcontractor's investigation is limited to reasonable visual inspection of surface conditions and review of geotechnical reports, utility locates, and other subsurface information made available by Contractor to Owner. Reasonable additional, unexpected costs directly related to an existing, concealed condition or other situation may be revealed during investigation or construction, shall be the sole responsibility of the Contractor. Further, Subcontractor shall not be held responsible for reasonable delays caused by such conditions.

No other work is included or implied in this estimate. Any items not specified in this estimate will be an extra to the contract. Any changes to this estimate, plans, or in the field must be requested/submitted in writing by the client. No change order work to proceed until written confirmation is received

There is a 4 hour minimum charge on all jobs unless cancelled before mobilization. On-site waiting or stand by time will be charged at normal rates

Work will be performed during the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday (excluding all holidays and weekend) unless otherwise stated.

This proposal excludes disposal of hazardous waste.

The customer is responsible for all costs for testing and disposal of contaminated liquids or solids such as fuel, oil etc.

Unless noted insurance compliance fee not included.

All plugging, dewatering or water source to be provided by client unless specified above.

Any CCIP, OCIP or Certified Payroll requirements will incur additional fees.

Should any dispute arise out of or relating to the Contract, or Estimate, including disputes involving breach, enforcement, interpretation, or the recovery of attorney's fees, the prevailing party shall be entitled to recover all reasonable costs and expenses incurred in resolving the dispute. Such costs may include, but are not limited to, attorney's fees, court costs, arbitration expenses, appeal costs, judgement enforcement expenses, and fees for paralegals, legal assistants, accountants, clerical personnel, or other professionals involved in the matter. This provision shall remain in effect after the termination or expiration of this Contract.

All balances not paid within 30 days from the date of an invoice or request for payment shall bear interest rate of 18% per annum; however, such interest shall never exceed the highest rate allowed by the law.



Northern Palm Beach County Improvement District

Purchase Order

Purchase Order
No.

27-17

Vendor :2121

Top Dog Industries, LLC

3114 Tuxedo Avenue
West Palm Beach, FL 33405
Phone - / Fax -

Billing and Shipping Address

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

Document Information

Document Date 10/07/2026
Required Date 10/17/2026
Prepared By Greg Sale

Workflow ID 07
Status Board 2 Documents
Description CIPP Liner of Culvert C-5 in Unit 23

Change Order 0

Project No

Invoice to Y
follow

Comments :

Qty	Unit Type	Fund	GL Acct	Item Description	Unit Price	Total
1	EA	2301	54613	CIPP Liner of Culvert C-5 in Unit 23	35,625.00	35,625.00

Total : \$35,625.00

Approval Information

SUSAN P. SCHEFF Board - Approved 35,625.00 10/09/2026 4:29 PM
CLIFFORD D. BEATTY Executive Director - Approved 35,625.00 10/09/2026 8:17 AM
KATHLEEN E. ROUNDTREE Finance Director - Approved 35,625.00 10/08/2026 2:57 PM
LAURA L. HAM Budget Manager - Approved 35,625.00 10/08/2026 11:49 AM
Kimberly A. Leser District Engineer - Approved 35,625.00 10/08/2026 11:43 AM
KENNITH R. ROUNDTREE Department Manager - Approved 35,625.00 10/08/2026 10:40 AM
Greg Sale Requester - Submitted 35,625.00 10/08/2026 10:09 AM
KENNITH R. ROUNDTREE Department Manager - Approved 32,625.00 10/07/2026 2:07 PM
Greg Sale Requester - Submitted 32,625.00 10/07/2026 11:21 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.

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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.



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: October 28, 2026

FROM: Kenneth R. Roundtree, Director of Operations

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

RE: Unit of Development No. 31 – BallenIsles Country Club
Consider Ratification of Purchase Order No. 27-37 to Ferreira Construction Company
Emergency Culvert Outfall Repair

Background

Northern Palm Beach County Improvement District owns and maintains the surface water management system in Unit 31, BallenIsles. The outfall portion of Culvert C-33 was identified previously during routine inspections for replacement. During the recent heavy rains, however, the deterioration accelerated to the extent that an emergency repair was deemed necessary. Ferreira Construction was consulted, and it was determined that a new section of 48" pipe can be attached twenty feet landward from the outfall to replace the damaged pipe end. Once completed, the entire culvert will be cleaned and the lake will be dredged around the outfall to ensure adequate flow. As a result of the present condition and restriction of flow, Ferreira Construction was requested to conduct the repair work as soon as possible.

Fiscal Impact

There are sufficient maintenance funds in the Fiscal Year 2026/2027 Budget.

Recommendation

Northern Staff recommends Board approval for the ratification of Purchase Order No. 27-37 to Ferreira Construction Company in the amount of \$117,906.00.





October 9 , 2026

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

Ph: 561-624-7830
greg@npbcid.org

Attn: Mr. Greg Sale, Storm Water Supervisor.

Project: C-33 Outfall Repair
18 Saint James Dr,
Palm Beach Gardens, FL 33418
Project #: FL26099
Page 1 of 2

PROPOSAL

Ferreira Construction Southern Division Co., Inc. is pleased to provide this proposal for the above-referenced project. We will provide all labor, material, equipment, and supervision to construct the following scope of work.

<u>Item</u>	<u>Description</u>	<u>Unit</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Total</u>
1.	Repair of outfall.	1	LS	\$117,906.00	\$117,906.00

This proposal becomes a letter of intent to enter into a contract when executed by authorized representatives of both parties and subject to the conditions noted herein.

Project: C-33 Outfall Repair
Project #: FL26099
Page 2 of 2

Exclusions:

- All permits and associated fees.
- Removal, relocation, and/or replacement of existing utilities both public and private.
- Removal, disposal, and replacement of contaminated soils.
- Removal and disposal of buried debris not known, or reasonably anticipated, at time of proposal.
- De-mucking, if encountered.

Clarifications:

- All construction to be by normal means, methods, and equipment typical to the type of construction included in this proposal. Any extraordinary means required will be at an additional cost.
- Any additional work outside the base contract will commence only after a change order has been agreed to in writing by both parties.
- This proposal is good for thirty (30) days and can be extended for an additional period at the sole discretion of Ferreira Construction Southern Division Co., Inc. If, between the date of this of this proposal and the time of contract execution, the price of materials significantly increases, through no fault of this Contractor, the price of materials may be equitably adjusted by an amount reasonably necessary to cover any such significant material price increase.

Ferreira Construction Southern Division Co., Inc.

North Palm Beach County
Improvement District.

Signature

Signature

Michael Nicholas, Estimator

Printed Name and Title

Printed Name and Title

October 9, 2026

Date

Date



Northern Palm Beach County Improvement District

Purchase Order

Purchase Order
No.

27-37

Vendor :627

Ferreira Construction Company

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

Phone - / Fax -

Billing and Shipping Address

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

Document Information

Document Date 10/09/2026
Required Date 10/19/2026
Prepared By Greg Sale

Workflow ID 07
Status Board 2 Documents
Description Emergency Pipe Outfall Repair Unit 31

Change Order 0

Project No

Invoice to Y
follow

Comments : GL code 54613 will use 50KGL code 54617 will use 30KReserves will need 37,906.00Ratification at October board meeting

Qty	Unit Type	Fund	GL Acct	Item Description	Unit Price	Total
1	EA	3101	54613	Emergency Pipe Outfall Repair Unit 31	117,906.00	117,906.00
					Total :	\$117,906.00

Approval Information

SUSAN P. SCHEFF Board - Approved 10/13/2026 2:40 PM
117,906.00
CLIFFORD D. BEATTY Executive Director - 10/13/2026 1:36 PM
Approved 117,906.00
KATHLEEN E. Finance Director - Approved 10/13/2026 1:35 PM
ROUNDTREE 117,906.00
LAURA L. HAM Budget Manager - Approved 10/13/2026 8:28 AM
117,906.00
Kimberly A. Leser District Engineer - Approved 10/12/2026 9:43 AM
117,906.00
KENNITH R. Department Manager - 10/12/2026 7:13 AM
ROUNDTREE Approved 117,906.00
Greg Sale Requester - Submitted 10/09/2026 1:51 PM
117,906.00
Greg Sale Requester - Submitted 10/09/2026 1:35 PM
117,906.00

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.

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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.



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: October 28, 2026

FROM: Kenneth R. Roundtree, Director of Operations

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

RE: Unit of Development No. 43 – Mirasol
Consider Purchase Order No. 27-49 to Underwater Hydraulics, LLC.
Lake Interconnect Commercial Dive Inspections

Background

Northern Palm Beach County Improvement District owns and maintains the surface water management system within the Mirasol development and recently assumed responsibility for maintaining the lake interconnect culverts. A comprehensive dive inspection is required to assess the culverts. Depending on available funding, the system will be inspected and necessary cleaning and repairs performed, in four or five phases. Underwater Hydraulics is the only available contractor under contract with Northern that is capable of providing the required services at a cost of \$39,800.00. The quote is reasonable based on the job specifications.

Fiscal Impact

There are sufficient maintenance funds in the Fiscal Year 2026/2027 Budget for this expenditure.

Recommendation

Northern Staff recommends Board approval of Purchase Order No. 27-49 to Underwater Hydraulics, LLC., in the amount of \$39,800.00.



Northern Palm Beach County Improvement District

Purchase Order

Purchase Order
No.

27-49

Vendor :1161

Underwater Hydraulics LLC

305 NE 8th Court
Pompano Beach, FL 33060
Phone - / Fax -

Billing and Shipping Address

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

Document Information

Document Date 10/19/2026
Required Date 10/29/2026
Prepared By Greg Sale

Workflow ID 07
Status Board 2 Documents
Description Lake Interconnect Commercial Dive Inspections.

Change Order 0

Project No

Invoice to Y
follow

Comments :

Qty	Unit Type	Fund	GL Acct	Item Description	Unit Price	Total
1	EA	4301	54613	Lake Interconnect Commercial Dive Inspections.	39,800.00	39,800.00

Total : \$39,800.00

Approval Information

SUSAN P. SCHEFF Board - Approved 39,800.00 10/20/2026 9:52 AM
CLIFFORD D. BEATTY Executive Director - Approved 39,800.00 10/20/2026 9:30 AM
KATHLEEN E. ROUNDTREE Finance Director - Approved 39,800.00 10/20/2026 9:29 AM
LAURA L. HAM Budget Manager - Approved 39,800.00 10/20/2026 8:25 AM
Kimberly A. Leser District Engineer - Approved 39,800.00 10/19/2026 10:19 AM
KENNITH R. ROUNDTREE Department Manager - Approved 39,800.00 10/19/2026 8:53 AM
Greg Sale Requester - Submitted 39,800.00 10/19/2026 7:22 AM
Greg Sale Requester - Submitted 39,800.00 10/19/2026 6:56 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.

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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.



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: October 28, 2026

FROM: Kenneth R. Roundtree, Director of Operations

TO: C. Danvers Beatty, P.E., Executive Director

RE: Consider Vehicle Purchase Authorization and Declaration of Surplus Vehicles
Purchase Order Nos. 27-12, 27-38, and 27-39 and Payment to Schumacher
Automotive, Inc.

Background

The approved 2026/2027 Budget includes the purchase of three new fleet vehicles. The new vehicles will be one 2026 Chevy 2500 Diesel work truck and two 2026 Chevy 1500 work trucks. These vehicles will replace three trucks in the fleet that are due for replacement. The Director of Operations established specifications for the new vehicles based on operational needs to improve fuel efficiency and work performance. Schumacher Automotive, Inc. has agreed to match the pricing from the Florida Sheriff's Association Contract. Attached are the specification price sheets for the proposed vehicles and Purchase Orders 27-12, 27-38 and 27-39. In addition, the vehicles listed below can be declared surplus and will be sold at some point in the future:

- 2013 Chevrolet Silverado 2500 Pickup Mileage: 265,276
- 2019 Chevrolet Silverado 1500 Pickup Mileage: 140,000

One of the replaced vehicles is being kept in the fleet and we may have additional vehicle(s) to surplus in the future.

Fiscal Impact

Sufficient maintenance funds are budgeted in the Fiscal Year 2026/2027 Budget.

Recommendation

Northern Staff recommends Board approval of Purchase Order Nos. 27-12, 27-38 and 27-39 in total amount of \$163,290.85 and payment to Schumacher Automotive, Inc. for the purchase of three trucks. In addition, Staff recommends the declaration of the two vehicles listed above as surplus.



Northern Palm Beach County Improvement District

Purchase Order

Purchase Order
No.

27-12

Vendor :1328

Schumacher Automotive, Inc.

3720 Northlake Blvd.
Lake Park, FL 33403
Phone - / Fax -

Billing and Shipping Address

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

Document Information

Document Date 10/06/2026
Required Date 10/16/2026
Prepared By ERIC A. VINCENT

Workflow ID 07
Status Board 2 Documents
Description New Chevrolet 2500 Diesel Work Truck
(VIN# 1GC4KLEY8TF373879)

Change Order 0

Project No

Invoice to Y
follow

Comments :

Qty	Unit Type	Fund	GL Acct	Item Description	Unit Price	Total
1	EA	Ops0	56401	New Chevrolet 2500 Diesel Work Truck	62,903.85	62,903.85

Total : \$62,903.85

Approval Information

SUSAN P. SCHEFF Board - Approved 62,903.85 10/09/2026 4:37 PM
CLIFFORD D. BEATTY Executive Director - 10/09/2026 8:16 AM
Approved 62,903.85
KATHLEEN E. Finance Director - Approved 10/06/2026 2:07 PM
ROUNDTREE 62,903.85
LAURA L. HAM Budget Manager - Approved 10/06/2026 2:03 PM
62,903.85
Kimberly A. Leser District Engineer - Approved 10/06/2026 12:39 PM
62,903.85
KENNITH R. Department Manager - 10/06/2026 12:33 PM
ROUNDTREE Approved 62,903.85
ERIC A. VINCENT Requester - Submitted 10/06/2026 11:47 AM
62,903.85

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.

PURCHASE ORDER -

P.O. UNIT 10/6/2026

SCHUMACHER
CHEVROLET OF NORTH PALM BEACH
 3720 Northlake Blvd Ste.. A
 LAKE PARK, FL 33403
 (561) 282-1978

CONTACT ERIC VINCENT
 PURCHASER NPBCID
 ADDRESS 359 HIATT DRIVE
 PALM BEACH GARDENS, FL 33418
 EMAIL: Eric@npbcid.org
 CELL 561-718-1260 OFFICE 561-624-7830

2026 CHEVROLET		SILVERADO 2500 WT		COLOR	WHITE
VIN: 1GC4KLEY8TF373879		MILES 0		0 STOCK #	
INSURANCE AGENT		MSRP		\$	67,025.00
ADDRESS		PRICE		\$	61,772.60
CITY		TRADE			
PHONE		SHIPPING/AME		\$	1,099.00
COMPANY		TOTAL PRICE		\$	62,871.60
POLICY #					
COVERAGES	COLL	COMP	PIP	BIL	PDL
F&I PRODUCTS					
1	VSC			* PRIVATE AGENCY FEE	\$ -
2	GAP			* ELECTRONIC REGISTRATION FILING FEE	\$ -
3	MAINTENANCE			BATTERY FEES	\$ 1.50
4	OTHER F&I PRODUCTS			FLORIDA WASTE TIRE FEES	\$ 5.00
				BILLING & HANDLING (*)	\$ -
BEDLINER		\$	1,099.00	TAXABLE PRICE- TBD	\$ -
				STATE SALES TAX	\$ -
TOTAL		\$	1,099.00	LICENSE/REGISTRATION OR TEMP TAG	\$ 25.75
DESCRIPTION OF USED CAR TRADE IN		TOTAL PRICE		\$	-
		DEPOSIT 1			
ID#		DEPOSIT 2			
MILEAGE		TOTAL DEPOSIT			
PAYOFF CONFIRMED BY:		UNPAID BALANCE			
PHONE No.		PAYOFF AMOUNT			
PAYOFF TO:		REBATES*			
ADDRESS		DOC stamps		\$	
		UNPAID BALANCE		\$	62,903.85
ACCT#	VALID THRU				

PURCHASER AGREES THAT THIS PURCHASE ORDER INCLUDES AND IS SUBJECT TO ALL OF THE TERMS AND CONDITIONS ON BOTH PAGE 1 AND PAGE 2 OF THIS PURCHASE ORDER; THAT THIS PURCHASE ORDER CANCELS AND SUPERSEDES ALL PRIOR AGREEMENTS AND NEGOTIATIONS BETWEEN THE DEALER AND THE PURCHASER, and that THIS PURCHASE ORDER SHALL NOT BECOME BINDING UNTIL AUTHORIZED BY DEALER OR ITS AUTHORIZED REPRESENTATIVE. PURCHASER ACKNOWLEDGES THAT EXCEPT AS OTHERWISE PROVIDED IN WRITING, THIS REPRESENTS THE ENTIRE AGREEMENT AND PURCHASER IS NOT RELYING UPON ANY ORAL REPRESENTATION, PROMISE OR AGREEMENT. PURCHASER REPRESENTS AND WARRANTS THAT ALL INFORMATION PROVIDED TO DEALER IN CONNECTION WITH THIS TRANSACTION IS COMPLETE AND ACCURATE.

The only warranties applying to the Vehicle are those offered by Manufacturer. Purchaser understands that some equipment, not supplied by Manufacturer, may have been added to the Vehicle, and that the only warranty, if any that applies to such item(s) is that offered by the manufacturer of such equipment. Except as otherwise set forth on the window form (Buyer's Guide) if this vehicle is a Used or Demo vehicle, this Vehicle is sold "AS IS and WITH ALL FAULTS," without any warranty and Dealer hereby expressly disclaims all warranties, either express or implied, including any implied warranty of merchantability or fitness for a particular purpose, and neither assumes nor authorizes any person to assume for it any liability in connection with the sale of the vehicle. If this is a Used or Demo vehicle, the information you see on the window form for this vehicle is part of this contract. Information on the window form overrides any contrary provisions in the contract of sale. Liability by way of "strict liability" for Dealer's negligence or otherwise is expressly excluded. Manufacturer's warranty is not affected by this disclaimer of warranties by the Dealer. Purchaser acknowledges that Dealer has made available "Warranty Pre-Sale Information" as disclosed in the Warranty Binders pursuant to the Magnuson-Moss Warranty Act. Purchaser has read, understands and accepts all provisions of the Warranty Statement covering the Vehicle.

THE PURCHASER AND SELLER/DEALER HEREBY MUTUALLY WAIVE ALL RIGHTS TO TRIAL BY JURY OF ALL CLAIMS OR CAUSES OF ACTION WHICH IN ANY WAY ARISE FROM OR RELATE TO THIS PURCHASE ORDER OR THE NEGOTIATIONS FOR THE SAME. THE PARTIES AGREE THAT ANY AND ALL DISPUTES WHICH ARE ACTIONABLE AT LAW OR IN EQUITY, WHICH ARISE FROM THIS PURCHASE ORDER, OR THE RELATED DOCUMENTS, SHALL BE SUBMITTED TO BINDING ARBITRATION. See Section 8 on page 2 for details. IF PURCHASER EXECUTES A RETAIL INSTALLMENT ("RIC") WITH DEALER FOR THE PURCHASE OF THE VEHICLE, DEALER MAY TERMINATE THIS ORDER IF DEALER CANNOT OBTAIN CREDIT FOR OR IF DEALER IS UNABLE TO SELL THE RIC TO A FINANCIAL INSTITUTION ON TERMS OF NO LESS THAN PAR (these acts shall be collectively referred to as "Financing Approvals") See Section 7 on page 2 for details on this termination right.

*THIS CHARGE REPRESENTS COSTS AND PROFIT TO THE DEALER FOR ITEMS SUCH AS INSPECTING, CLEANING AND ADJUSTING VEHICLES, AND PREPARING DOCUMENTS RELATED TO THE SALE.

CONSENT TO CONTACT Purchaser expressly authorizes Dealer and its agents to telephone or otherwise contact Purchaser in the future to discuss Purchaser's vehicular needs and/or products and services offered by Dealer.

Purchaser:

/s/

PURCHASER'S SIGNATURE

DATE

/s/

SELLER'S AUTHORIZED SIGNATURE

DATE

/s/

PURCHASER'S SIGNATURE

DATE

ALL PARTIES HERETO ARE BOUND BY THE TERMS ON PAGE 1 AND PAGE 2 OF THIS ORDER



2026 SILVERADO 2500 CREW CAB WT 4WD

EXTERIOR: SUMMIT WHITE
INTERIOR: JET BLACK

ENG: DURAMAX 6.6L TURBO-DIESEL
TRANS: ALLISON 10-SPEED AUTO

PULL THIS STRIP TO EXPOSE ADHESIVE

Visit us at www.chevy.com

STANDARD EQUIPMENT

ITEMS FEATURED BELOW ARE INCLUDED AT NO EXTRA CHARGE IN THE STANDARD VEHICLE PRICE SHOWN

OWNER BENEFITS

- 3 YEAR / 36,000 MILE* BUMPER-TO-BUMPER LIMITED WARRANTY
- 5 YEAR / 100,000 MILE* POWERTRAIN LIMITED WARRANTY, ROADSIDE ASSISTANCE & COURTESY TRANSPORTATION
- FIRST MAINTENANCE VISIT *WHICHEVER COMES FIRST SEE CHEVROLET.COM OR DEALER FOR TERMS, DETAILS & LIMITS

SAFETY & SECURITY

- AUTOMATIC EMERGENCY BRAKING
- FORWARD COLLISION ALERT
- FRONT PEDESTRIAN BRAKING
- LANE DEPARTURE WARNING
- FOLLOWING DISTANCE INDICATOR
- INTELLIBEAM

- REAR VISION CAMERA
- BUCKLE TO DRIVE
- TEEN DRIVER MODE

PERFORMANCE & MECHANICAL

- AUTO-LOCKING REAR DIFF
- ELECTRONIC TRANSFER CASE
- 220 AMP ALTERNATOR
- TRAILERING PACKAGE WITH HITCH GUIDANCE
- TRAILER BRAKE CONTROLLER

CONNECTIVITY & TECHNOLOGY

- CHEVROLET INFOTAINMENT 3 7" DIAG COLOR TOUCHSCREEN
- ADDITIONAL FEATURES FOR COMPATIBLE PHONES INCLUDE: BLUETOOTH AUDIO STREAMING VOICE COMMAND PASSTHROUGH TO PHONE, WIRELESS APPLE CARPLAY AND ANDROID AUTO CAPABLE
- 8 YEARS ONSTAR BASICS SEE ONSTAR.COM FOR TERMS
- DRIVER INFORMATION CENTER

- REMOTE KEYLESS ENTRY
- PUSH BUTTON START

INTERIOR

- AIR CONDITIONING
- FRONT 40/20/40 BENCH SEATS W/ UNDER SEAT STORAGE
- 60/40 REAR FOLDING BENCH SEAT
- POWER DOOR LOCKS
- POWER WINDOWS

EXTERIOR

- CORNERSTEP REAR BUMPER
- FRONT RECOVERY HOOKS

MANUFACTURER'S SUGGESTED RETAIL PRICE

STANDARD VEHICLE PRICE \$52,200.00

OPTIONS & PRICING

OPTIONS INSTALLED BY THE MANUFACTURER (MAY REPLACE STANDARD EQUIPMENT SHOWN)

ENG: DURAMAX 6.6L TURBO-DIESEL 9,990.00
WT CONVENIENCE PACKAGE: 785.00

- EZ LIFT, POWER LOCK & RELEASE TAILGATE
- DEEP-TINTED GLASS
- REAR-WINDOW DEFOGGER
- TRAILERING MIRRORS, HEATED & POWER-ADJUSTABLE
- Z71 OFF-ROAD PACKAGE 325.00
- OFF-ROAD SUSPENSION INCLUDING TWIN TUBE SHOCKS
- HILL DESCENT CONTROL
- SKID PLATES
- 18" PAINTED STEEL WHEELS 300.00
- 120V INTERIOR AND CARGO BED 225.00
- POWER OUTLET
- ALL-TERRAIN TIRES 200.00
- UPFITTER SWITCH KIT (5) 150.00
- (CUSTOMER RESPONSIBLE FOR INSTALLATION)
- LED ROOF MARKER LAMPS 55.00
- REAR AXLE: 3.42 RATIO INC.

TOTAL OPTIONS \$12,030.00
TOTAL VEHICLE & OPTIONS \$64,230.00

DESTINATION CHARGE 2,795.00

TOTAL VEHICLE PRICE* \$67,025.00

BEFORE
STATE CONTRACT

California Air Resources Board

Diesel Vehicle

Environmental Performance

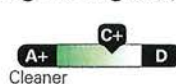
These ratings are not directly comparable to the U.S. EPA/DOT light-duty vehicle label ratings. For information on how to compare, please see www.arb.ca.gov/ep_label.

Protect the environment. Choose vehicles with **higher ratings**:

Greenhouse Gas Rating (tailpipe only)



Smog Rating (tailpipe only)



Vehicle emissions are a primary contributor to climate change and smog. Ratings are determined by the California Air Resources Board based on this vehicle's measured emissions.



This label has been applied pursuant to Federal law - Do not remove prior to delivery to the ultimate purchaser. Includes Manufacturer's Recommended Pre-Delivery Service. Does not include dealer installed options and accessories not listed above, local taxes or license fees.

© 2009 General Motors LLC
GMLBL_PROD_0044 - 11/01/2025

ORDER NO GDQH1 SALES CODE R
SALES MODEL CODE CK20743
DEALER NO 26316
FINAL ASSEMBLY:
FLINT, MI U.S.A.

VIN 1GC4KLEY8TF373879 REISSUE

DEALER TO WHOM DELIVERED
SCHUMACHER CHEVROLET-BUICK-GMC
3720 NORTH LAKE BLVD
LAKE PARK, FL 33403-1630



Better drives start with OnStar®
Activate today

Learn more at onstar.com, or scan the QR code

onstar.com/privacy





Northern Palm Beach County Improvement District

Purchase Order
No.

27-38

Purchase Order

Vendor :1328

Schumacher Automotive, Inc.

3720 Northlake Blvd.
Lake Park, FL 33403
Phone - / Fax -

Billing and Shipping Address

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

Document Information

Document Date 10/09/2026
Required Date 10/19/2026
Prepared By ERIC A. VINCENT

Workflow ID 07
Status Board 2 Documents
Description New 2026 Chevrolet 1500 Work Truck For Operations (VIN#1GCUKAED3TZ528225)

Change Order 0

Project No

Invoice to Y
follow

Comments :

Qty	Unit Type	Fund	GL Acct	Item Description	Unit Price	Total
1	EA	Ops0	56401	New 2026 Chevrolet 1500 Work Truck For Operations	45,399.95	45,399.95

Total : \$45,399.95

Approval Information

SUSAN P. SCHEFF Board - Approved 45,399.95 10/13/2026 2:43 PM
CLIFFORD D. BEATTY Executive Director - 10/13/2026 1:37 PM
Approved 45,399.95
KATHLEEN E. Finance Director - Approved 10/13/2026 1:35 PM
ROUNDTREE 45,399.95
LAURA L. HAM Budget Manager - Approved 10/13/2026 8:30 AM
45,399.95
Kimberly A. Leser District Engineer - Approved 10/12/2026 12:02 PM
45,399.95
KENNITH R. Department Manager - 10/12/2026 10:45 AM
ROUNDTREE Approved 45,399.95
ERIC A. VINCENT Requester - Submitted 10/12/2026 10:26 AM
45,399.95
Kimberly A. Leser District Engineer - Approved 10/12/2026 9:35 AM
45,399.95
KENNITH R. Department Manager - 10/09/2026 1:51 PM
ROUNDTREE Approved 45,399.95
ERIC A. VINCENT Requester - Submitted 10/09/2026 1:47 PM
45,399.95

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.

PURCHASE ORDER -

P.O. UNIT 10/9/2026

SCHUMACHER
CHEVROLET OF NORTH PALM BEACH
 3720 Northlake Blvd Ste.. A
 LAKE PARK, FL 33403
 (561) 282-1978

CONTACT **ERIC VINCENT**
 PURCHASER **NPBCID - 876587**
 ADDRESS **359 HIATT DRIVE**
PALM BEACH GARDENS, FL 33418
 EMAIL: **ERIC@NPBCID.ORG**
 CELL **561-718-1260** OFFICE **561-624-7830**

2026 CHEVROLET SILVERADO COLOR WHITE
 VIN: **1GCUKAE03TZ528225** MILES **0** STOCK # **0**

INSURANCE AGENT	MSRP	\$	52,165.00
ADDRESS	PRICE	\$	45,367.70
CITY	TRADE		
PHONE	SHIPPING/AME	\$	-
COMPANY	TOTAL PRICE	\$	45,367.70
POLICY #			
COVERAGES COLL COMP PIP BIL PDL			
F&I PRODUCTS			
1 VSC	* PRIVATE AGENCY FEE	\$	-
2 GAP	* ELECTRONIC REGISTRATION FILING FEE	\$	-
3 MAINTENANCE	BATTERY FEES	\$	1.50
4 OTHER F&I PRODUCTS	FLORIDA WASTE TIRE FEES	\$	5.00
	BILLING & HANDLING (*)	\$	-
SHIPPING	TAXABLE PRICE- TBD	\$	-
	STATE SALES TAX	\$	-
TOTAL	LICENSE/REGISTRATION OR TEMP TAG	\$	25.75
DESCRIPTION OF USED CAR TRADE IN	TOTAL PRICE	\$	-
ID#	DEPOSIT 1		
MILEAGE	DEPOSIT 2		
PAYOFF CONFIRMED BY:	TOTAL DEPOSIT		
PHONE No.	UNPAID BALANCE		
PAYOFF TO:	PAYOFF AMOUNT		
ADDRESS	REBATES*		
	DOC stamps	\$	-
	UNPAID BALANCE	\$	45,399.95
ACCT#	VALID THRU		

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The only warranties applying to the Vehicle are those offered by Manufacturer. Purchaser understands that some equipment, not supplied by Manufacturer, may have been added to the Vehicle, and that the only warranty, if any, that applies to such items is that offered by the manufacturer of such equipment. Except as otherwise set forth on the window form (Buyer's Guide) if this vehicle is a Used or Demo vehicle, this Vehicle is sold "AS IS and WITH ALL FAULTS," without any warranty and Dealer hereby expressly disclaims all warranties, either express or implied, including any implied warranty of merchantability or fitness for a particular purpose, and neither assumes nor authorizes any person to assume for it any liability in connection with the sale of the vehicle. If this is a Used or Demo vehicle, the information you see on the window form for this vehicle is part of this contract. Information on the window form overrides any contrary provisions in the contract of sale. Liability by way of strict liability for Dealer's negligence or otherwise is expressly excluded. Manufacturer's warranty is not affected by this disclaimer of warranties by the Dealer. Purchaser acknowledges that Dealer has made available "Warranty Pre-Sale Information" as disclosed in the Warranty Binders pursuant to the Magnuson-Moss Warranty Act. Purchaser has read, understands and accepts all provisions of the Warranty Statement covering the Vehicle.

THE PURCHASER AND SELLER/DEALER HEREBY MUTUALLY WAIVE ALL RIGHTS TO TRIAL BY JURY OF ALL CLAIMS OR CAUSES OF ACTION WHICH IN ANY WAY ARISE FROM OR RELATE TO THIS PURCHASE ORDER OR THE NEGOTIATIONS FOR THE SAME. THE PARTIES AGREE THAT ANY AND ALL DISPUTES WHICH ARE ACTIONABLE AT LAW OR IN EQUITY, WHICH ARISE FROM THIS PURCHASE ORDER, OR THE RELATED DOCUMENTS, SHALL BE SUBMITTED TO BINDING ARBITRATION. See Section 8 on page 2 for details. IF PURCHASER EXECUTES A RETAIL INSTALLMENT ("RIC") WITH DEALER FOR THE PURCHASE OF THE VEHICLE, DEALER MAY TERMINATE THIS ORDER IF DEALER CANNOT OBTAIN CREDIT FOR OR IF DEALER IS UNABLE TO SELL THE RIC TO A FINANCIAL INSTITUTION ON TERMS OF NO LESS THAN PAR (these acts shall be collectively referred to as "Financing Approvals") See Section 7 on page 2 for details on this termination right.

*THIS CHARGE REPRESENTS COSTS AND PROFIT TO THE DEALER FOR ITEMS SUCH AS INSPECTING, CLEANING AND ADJUSTING VEHICLES, AND PREPARING DOCUMENTS RELATED TO THE SALE.

CONSENT TO CONTACT Purchaser expressly authorizes Dealer and its agents to telephone or otherwise contact Purchaser in the future to discuss Purchaser's vehicular needs and/or products and services offered by Dealer.

Purchaser: _____

/S/ _____
 PURCHASER'S SIGNATURE DATE

/S/ _____
 SELLER'S AUTHORIZED SIGNATURE DATE

/S/ _____
 PURCHASER'S SIGNATURE DATE

ALL PARTIES HERETO ARE BOUND BY THE TERMS ON PAGE 1 AND PAGE 2 OF THIS ORDER



2026 SILVERADO 1500 CREW WT 4WD

EXTERIOR: SUMMIT WHITE
INTERIOR: JET BLACK

ENGINE: 5.3L ECOTEC3
TRANSMISSION: 10-SP

Visit us at www.chevy.com

STANDARD EQUIPMENT

ITEMS FEATURED BELOW ARE INCLUDED AT NO EXTRA CHARGE IN THE STANDARD VEHICLE PRICE SHOWN

CREW CAB SHORT BED 4WD

OWNER BENEFITS

- 3 YEAR / 36,000 MILE* BUMPER-TO-BUMPER LIMITED WARRANTY
- 5 YEAR / 60,000 MILE* POWERTRAIN LIMITED WARRANTY, ROADSIDE ASSISTANCE & COURTESY TRANSPORTATION
- FIRST MAINTENANCE VISIT
- WHICHEVER COMES FIRST
- *SEE CHEVROLET.COM OR DEALER FOR TERMS, DETAILS & LIMITS

SAFETY & SECURITY

- CHEVY SAFETY ASSIST
- AUTOMATIC EMERGENCY BRAKING
- FORWARD COLLISION ALERT
- FRONT PEDESTRIAN BRAKING
- LANE KEEP ASSIST W/LANE

DEPARTURE WARNING

- FOLLOWING DISTANCE INDICATOR
- INTELLIBEAM-AUTO HIGH BEAM
- HD REAR VISION CAMERA
- TEEN DRIVER MODE
- TIRE PRESSURE MONITORING WITH TIRE FILL ALERT

PERFORMANCE & MECHANICAL

- AUTOTRAC TRANSFER CASE
- STABILITRAK W/ TRAILER SWAY CONTROL & HILL START ASSIST
- BRAKE PAD WEAR INDICATOR

CONNECTIVITY & TECHNOLOGY

- CHEVROLET INFOTAINMENT 3
- 7" DIAG COLOR TOUCHSCREEN
- ADDITIONAL FEATURES FOR COMPATIBLE PHONES INCLUDE: BLUETOOTH AUDIO STREAMING VOICE COMMAND PASSTHROUGH TO PHONE, WIRELESS ANDROID AUTO & APPLE CARPLAY CAPABLE
- 8 YEARS ONSTAR BASICS

SEE ONSTAR.COM FOR TERMS

- USB PORTS
- DRIVER INFORMATION CENTER
- REMOTE KEYLESS ENTRY
- PUSH BUTTON START
- REAR SEAT REMINDER

INTERIOR

- AIR CONDITIONING
- POWER WINDOWS
- POWER DOOR LOCKS
- FRONT 40/20/40 BENCH SEATS W/ ARMREST & UNDERSEAT STORAGE
- REAR 60/40 FOLDING BENCH SEAT

EXTERIOR

- CORNERSTEP REAR BUMPER
- LOCKING TAILGATE
- FRONT RECOVERY HOOKS

MANUFACTURER'S SUGGESTED RETAIL PRICE

STANDARD VEHICLE PRICE \$46,000.00

OPTIONS & PRICING

OPTIONS INSTALLED BY THE MANUFACTURER (MAY REPLACE STANDARD EQUIPMENT SHOWN)

ENGINE: 5.3L ECOTEC3 V8 WITH DYNAMIC FUEL MANAGEMENT	1,595.00
WT VALUE PACKAGE	960.00
• DEEP-TINTED GLASS	
• REAR WINDOW DEFOGGER	
• OUTSIDE POWER MIRRORS	
• TRAILERING PACKAGE	
CHEVTEC SPRAY-ON BEDLINER	545.00
AUTO LOCKING REAR DIFFERENTIAL	395.00
ALL-TERRAIN TIRES	200.00
WORK TRUCK PACKAGE	175.00
• SKID PLATES	
• HEAVY-DUTY AIR FILTER	
GVWR: 7,100 LBS. (3,221 KG)	INC.
REAR AXLE: 3.23 RATIO	INC.
17" PAINTED STEEL WHEELS	INC.
TOTAL OPTIONS	\$3,870.00
TOTAL VEHICLE & OPTIONS	\$49,870.00

DESTINATION CHARGE	2,795.00
TOTAL BEFORE SAVINGS	\$52,665.00
WT VALUE PACKAGE DISCOUNT	-500.00

TOTAL VEHICLE PRICE* \$52,165.00

EPA DOT Fuel Economy and Environment

Gasoline Vehicle



SILVERADO 4WD

Standard pickup trucks range from 12 to 67 MPG. The best vehicle rates 146 MPGe.

You spend \$6,000
more in fuel costs over 5 years compared to the average new vehicle.

Annual fuel cost \$2,900

Fuel Economy & Greenhouse Gas Rating (tailpipe only)



Smog Rating (tailpipe only)



This vehicle emits 531 grams CO₂ per mile. The best emits 6 grams per mile (tailpipe only). Producing and distributing fuel also create emissions; learn more at fuel economy.gov.

Actual results will vary for many reasons, including driving conditions and how you drive and maintain your vehicle. The average new vehicle gets 29 MPG and costs \$8,500 to fuel over 5 years. Cost estimates are based on 15,000 miles per year at \$3.30 per gallon. MPGe is miles per gasoline gallon equivalent. Vehicle emissions are a significant cause of climate change and smog.

fuel economy.gov

Calculate personalized estimates and compare vehicles



GOVERNMENT 5-STAR SAFETY RATINGS

Overall Vehicle Score

Based on the combined ratings of frontal, side and rollover. Should ONLY be compared to other vehicles of similar size and weight.

Frontal Crash	Driver Passenger	★★★★★
---------------	------------------	-------

Based on the risk of injury in a frontal impact. Should ONLY be compared to other vehicles of similar size and weight.

Side Crash	Front seat Rear seat	★★★★★
------------	----------------------	-------

Based on the risk of injury in a side impact.

Rollover		★★★★★
----------	--	-------

Based on the risk of rollover in a single-vehicle crash.

Star ratings range from 1 to 5 stars (★★★★★) with 5 being the highest.

Source: National Highway Traffic Safety Administration (NHTSA)

www.safercar.gov or 1-888-327-4236

PARTS CONTENT INFO

FOR VEHICLES IN THIS CATEGORY, U.S./CANADIAN PARTS CONTENT: MEXICO 36%

NOTE: PARTS CONTENT DOES NOT INCLUDE ASSEMBLY, DISTRIBUTION, OR OTHER

FOR THIS VEHICLE:
FINAL ASSEMBLY POINT: ROANOKE, IN U.S.A.
COUNTRY OF ORIGIN: ENGINE: UNITED STATES
TRANSMISSION: UNITED STATES

ORDER NO GOWSCC SALES CODE R

SALES MODEL CODE CK10543

DEALER NO 26316

FINAL ASSEMBLY: ROANOKE, IN U.S.A.

VIN 1GCUKAE3T2528225 RE

DEALER TO WHOM DELIVERED: SCHUMACHER CHEVROLET-BU

3720 NORTH LAKE BLVD

LAKE PARK, FL 33403-1630





Northern Palm Beach County Improvement District

Purchase Order
No.

27-39

Purchase Order

Vendor :1328

Schumacher Automotive, Inc.

3720 Northlake Blvd.
Lake Park, FL 33403
Phone - / Fax -

Billing and Shipping Address

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

Document Information

Document Date 10/09/2026
Required Date 10/19/2026
Prepared By ERIC A. VINCENT

Workflow ID 07
Status Board 2 Documents
Description New 2026 Chevrolet 1500 Work Truck For
Executive Director
(VIN#1GCUKEED4TZ527611)

Change Order 0

Project No

Invoice to Y
follow

Comments :

Qty	Unit Type	Fund	GL Acct	Item Description	Unit Price	Total
1	EA	Ops0	56401	New 2026 Chevrolet 1500 RST Work Truck For District Executive Director	54,987.05	54,987.05
					Total :	\$54,987.05

Approval Information

SUSAN P. SCHEFF Board - Approved 54,987.05 10/13/2026 2:45 PM
CLIFFORD D. BEATTY Executive Director - Approved 54,987.05 10/13/2026 1:37 PM
KATHLEEN E. ROUNDTREE Finance Director - Approved 54,987.05 10/13/2026 1:35 PM
LAURA L. HAM Budget Manager - Approved 54,987.05 10/13/2026 8:30 AM
Kimberly A. Leser District Engineer - Approved 54,987.05 10/12/2026 9:32 AM
KENNITH R. ROUNDTREE Department Manager - Approved 54,987.05 10/12/2026 7:14 AM
ERIC A. VINCENT Requester - Submitted 54,987.05 10/12/2026 6:24 AM
ERIC A. VINCENT Requester - Submitted 54,987.05 10/09/2026 1:52 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.

PURCHASE ORDER -

P.O. UNIT 10/9/2026

SCHUMACHER
CHEVROLET OF NORTH PALM BEACH
 3720 Northlake Blvd Ste.. A
 LAKE PARK, FL 33403
 (561) 282-1978

CONTACT **ERIC VINCENT**
 PURCHASER **NPBCID - 876587**
 ADDRESS **359 HIATT DRIVE**
PALM BEACH GARDENS, FL 33418
 EMAIL: **ERIC@NPBCID.ORG**
 CELL **561-718-1260** OFFICE **561-624-7830**

2026 CHEVROLET SILVERADO COLOR BLACK
VIN: 1GCUKEED4TZ527611 MILES 0 0 STOCK #

INSURANCE AGENT	MSRP	\$	63,305.00
ADDRESS	PRICE	\$	54,954.80
CITY			
PHONE	TRADE		
COMPANY	SHIPPING/AME	\$	-
POLICY #			
COVERAGES COLL COMP PIP BIL PDL	TOTAL PRICE	\$	54,954.80
F&I PRODUCTS			
1 VSC	* PRIVATE AGENCY FEE	\$	-
2 GAP	* ELECTRONIC REGISTRATION FILING FEE	\$	-
3 MAINTENANCE	BATTERY FEES	\$	1.50
4 OTHER F&I PRODUCTS	FLORIDA WASTE TIRE FEES	\$	5.00
	BILLING & HANDLING (*)	\$	-
SHIPPING	TAXABLE PRICE- TBD	\$	-
	STATE SALES TAX	\$	-
TOTAL	LICENSE/REGISTRATION OR TEMP TAG	\$	25.75
DESCRIPTION OF USED CAR TRADE IN	TOTAL PRICE	\$	-
ID#	DEPOSIT 1		
MILEAGE	DEPOSIT 2		
PAYOFF CONFIRMED BY:	TOTAL DEPOSIT		
PHONE No.	UNPAID BALANCE		
PAYOFF TO:	PAYOFF AMOUNT		
ADDRESS	REBATES*		
	DOC stamps	\$	-
	UNPAID BALANCE	\$	54,987.05
ACCT#	VALID THRU		

PURCHASER AGREES THAT THIS PURCHASE ORDER INCLUDES AND IS SUBJECT TO ALL OF THE TERMS AND CONDITIONS ON BOTH PAGE 1 AND PAGE 2 OF THIS PURCHASE ORDER; THAT THIS PURCHASE ORDER CANCELS AND SUPERSEDES ALL PRIOR AGREEMENTS AND NEGOTIATIONS BETWEEN THE DEALER AND THE PURCHASER, and that THIS PURCHASE ORDER SHALL NOT BECOME BINDING UNTIL AUTHORIZED BY DEALER OR ITS AUTHORIZED REPRESENTATIVE. PURCHASER ACKNOWLEDGES THAT EXCEPT AS OTHERWISE PROVIDED IN WRITING, THIS REPRESENTS THE ENTIRE AGREEMENT AND PURCHASER IS NOT RELYING UPON ANY ORAL REPRESENTATION, PROMISE OR AGREEMENT. PURCHASER REPRESENTS AND WARRANTS THAT ALL INFORMATION PROVIDED TO DEALER IN CONNECTION WITH THIS TRANSACTION IS COMPLETE AND ACCURATE.

The only warranties applying to the Vehicle are those offered by Manufacturer. Purchaser understands that some equipment, not supplied by Manufacturer, may have been added to the Vehicle, and that the only warranty if any that applies to such item(s) is that offered by the manufacturer of such equipment. Except as otherwise set forth on the window form (Buyer's Guide) if this vehicle is a Used or Demo vehicle, this Vehicle is sold "AS IS WITH ALL FAULTS," without any warranty and Dealer hereby expressly disclaims all warranties, either express or implied, including any implied warranty of merchantability or fitness for a particular purpose, and neither assumes nor authorizes any person to assume for it any liability in connection with the sale of the vehicle. If this is a Used or Demo vehicle, the information you see on the window form for this vehicle is part of this contract. Information on the window form overrides any contrary provisions in the contract of sale. Liability by way of "strict liability" for Dealer's "negligence" or otherwise is expressly excluded. Manufacturer's warranty is not affected by this disclaimer of warranties by the Dealer. Purchaser acknowledges that Dealer has made available "Warranty Pre-Sale Information" as disclosed in the Warranty Binders pursuant to the Magnuson-Moss Warranty Act. Purchaser has read, understands and accepts all provisions of the Warranty Statement covering the Vehicle.

THE PURCHASER AND SELLER/DEALER HEREBY MUTUALLY WAIVE ALL RIGHTS TO TRIAL BY JURY OF ALL CLAIMS OR CAUSES OF ACTION WHICH IN ANY WAY ARISE FROM OR RELATE TO THIS PURCHASE ORDER OR THE NEGOTIATIONS FOR THE SAME. THE PARTIES AGREE THAT ANY AND ALL DISPUTES WHICH ARE ACTIONABLE AT LAW OR IN EQUITY, WHICH ARISE FROM THIS PURCHASE ORDER, OR THE RELATED DOCUMENTS, SHALL BE SUBMITTED TO BINDING ARBITRATION. See Section 8 on page 2 for details. IF PURCHASER EXECUTES A RETAIL INSTALLMENT ("RIC") WITH DEALER FOR THE PURCHASE OF THE VEHICLE, DEALER MAY TERMINATE THIS ORDER IF DEALER CANNOT OBTAIN CREDIT FOR OR IF DEALER IS UNABLE TO SELL THE RIC TO A FINANCIAL INSTITUTION ON TERMS OF NO LESS THAN PAR (these acts shall be collectively referred to as "Financing Approvals") See Section 7 on page 2 for details on this termination right.

*THIS CHARGE REPRESENTS COSTS AND PROFIT TO THE DEALER FOR ITEMS SUCH AS INSPECTING, CLEANING AND ADJUSTING VEHICLES, AND PREPARING DOCUMENTS RELATED TO THE SALE.

CONSENT TO CONTACT Purchaser expressly authorizes Dealer and its agents to telephone or otherwise contact Purchaser in the future to discuss Purchaser's vehicular needs and/or products and services offered by Dealer.

Purchaser: _____

/S/ _____
 PURCHASER'S SIGNATURE DATE

/S/ _____
 SELLER'S AUTHORIZED SIGNATURE DATE

/S/ _____
 PURCHASER'S SIGNATURE DATE

ALL PARTIES HERETO ARE BOUND BY THE TERMS ON PAGE 1 AND PAGE 2 OF THIS ORDER



2026 SILVERADO 1500 CREW RST 4WD

EXTERIOR: BLACK
INTERIOR: JET BLACK

ENGINE: 5.3L ECOTEC3 V8
TRANSMISSION: 10-SPEED AUTO

4 PULL THIS STRIP TO EXPOSE ADHESIVE

Visit us at www.chevy.com

STANDARD EQUIPMENT

ITEMS FEATURED BELOW ARE INCLUDED AT NO EXTRA CHARGE IN THE STANDARD VEHICLE PRICE SHOWN

CREW CAB SHORT BED 4WD

OWNER BENEFITS

- 3 YEAR / 36,000 MILE* BUMPER-TO-BUMPER LIMITED WARRANTY
- 5 YEAR / 60,000 MILE* POWERTRAIN LIMITED WARRANTY, ROADSIDE ASSISTANCE & COURTESY TRANSPORTATION
- FIRST MAINTENANCE VISIT
- WHICHEVER COMES FIRST
- SEE CHEVROLET.COM OR DEALER FOR TERMS, DETAILS & LIMITS

SAFETY & SECURITY

- CHEVY SAFETY ASSIST
- AUTOMATIC EMERGENCY BRAKING
- FORWARD COLLISION ALERT
- FRONT PEDESTRIAN BRAKING
- LANE KEEP ASSIST W/LANE

- DEPARTURE WARNING
*FOLLOWING DISTANCE INDICATOR
*INTELLIBEAM-AUTO HIGH BEAM
• TEEN DRIVER MODE
• TIRE PRESSURE MONITORING WITH TIRE FILL ALERT

PERFORMANCE & MECHANICAL

- AUTO LOCKING REAR DIFF
- 170 AMP ALTERNATOR
- STABILITRAK W/ TRAILER SWAY CONTROL & HILL START ASSIST
- TRAILERING PACKAGE WITH HITCH GUIDANCE
- BRAKE PAD WEAR INDICATOR

CONNECTIVITY & TECHNOLOGY

CHEVROLET INFOTAINMENT 3 PREMIUM WITH GOOGLE BUILT-IN 13.4" DIAG HD COLOR TOUCHSCREEN INCL AM/FM BLUETOOTH FOR MUSIC & MOST PHONES W/ WIRELESS ANDROID AUTO & APPLE CARPLAY FOR COMPATIBLE PHONES

- 12.3" DIAG DIGITAL DRIVER INFORMATION CENTER
• 8 YEARS ONSTAR BASICS SEE ONSTAR.COM FOR TERMS
• SIRIUSXM RADIO CAPABLE, TRIAL INCLUDED WITH SUBSCRIPTION SOLD SEPARATELY
• 120V POWER OUTLET IN CARGO BED & INSTRUMENT PANEL

- USB PORTS
- KEYLESS OPEN, LOCK, & START
- REMOTE START
- REAR SEAT REMINDER

INTERIOR

- DUAL ZONE CLIMATE CONTROL
- POWER WINDOWS
- 10-WAY POWER DRIVER SEAT
- HEATED & WRAPPED STEERING WHEEL WITH AUDIO CONTROLS
- CARPETED FLOOR

EXTERIOR

- BODY-COLOR STYLING THEME

- CORNERSTEP REAR BUMPER
- LED CARGO AREA LIGHTING
- EZ LIFT, POWER LOCK, & RELEASE TAILGATE
- POWER ADJUSTABLE HEATED MIRRORS
- LED FOG LAMPS
- REAR-WINDOW DEFOGGER
- FRONT RECOVERY HOOKS

MANUFACTURER'S SUGGESTED RETAIL PRICE

STANDARD VEHICLE PRICE \$54,700.00

OPTIONS & PRICING

OPTIONS INSTALLED BY THE MANUFACTURER (MAY REPLACE STANDARD EQUIPMENT SHOWN)

- Z71 OFF-ROAD PACKAGE AND PROTECTION PACKAGE 1,930.00
- TWIN TUBE SHOCKS
 - HILL DESCENT CONTROL
 - SKID PLATES
 - HEAVY-DUTY AIR FILTER

- REAR WHEELHOUSE LINERS
- CHEVYTEC SPRAY-ON BEDLINER
- Z71 ALL-WEATHER FLOORLINERS (DEALER INSTALLED)
- TWO-SPEED TRANSFER CASE
- DUAL EXHAUST
- ALL-TERRAIN TIRES
- Z71 BADGING

- ENGINE: 5.3L ECOTEC3 V8 1,595.00
- WITH DYNAMIC FUEL MANAGEMENT
- CONVENIENCE PACKAGE II 1,065.00
- UNIVERSAL HOME REMOTE
 - REAR SLIDING POWER WINDOW
 - HITCH GUIDANCE W/ HITCH VIEW
 - TRAILERING APP
 - BOSE PREMIUM SOUND SYSTEM

- SAFETY PACKAGE 1,065.00
- HD SURROUND VISION
 - TRAILER CAMERA PROVISIONS
 - TRAILER SIDE BLIND ZONE ALERT
 - REAR CROSS TRAFFIC BRAKING
 - REAR PEDESTRIAN ALERT
 - FRONT AND REAR PARK ASSIST

- PERIMETER LIGHTING
- FRONT BUCKET SEATS WITH CENTER CONSOLE 655.00
- GVWR: 7,100 LBS. (3,221 KG) INC.
- REAR AXLE: 3.23 RATIO INC.
- CONVENIENCE PACKAGE INC.
- ALL STAR EDITION INC.
- 18" BRIGHT SILVER PAINTED ALUMINUM WHEELS INC.

TOTAL OPTIONS	\$6,310.00
TOTAL VEHICLE & OPTIONS	\$61,010.00
DESTINATION CHARGE	2,795.00
TOTAL BEFORE SAVINGS	\$63,805.00
Z71 OFF-ROAD & PROTECTION PACKAGE DISCOUNT	-500.00
TOTAL VEHICLE PRICE*	\$63,305.00

EPA DOT Fuel Economy and Environment

Gasoline Vehicle

Fuel Economy
17 MPG
combined city/highway
16 city
20 highway
5.9 gallons per 100 miles

SILVERADO 4WD

Standard pickup trucks range from 12 to 87 MPG. The best vehicle rates 146 MPGe.

You spend
\$6,000
more in fuel costs
over 5 years
compared to the
average new vehicle.

Annual fuel cost
\$2,900

Fuel Economy & Greenhouse Gas Rating (tailpipe only)



Smog Rating (tailpipe only)



This vehicle emits 514 grams CO₂ per mile. The best emits 0 grams per mile (tailpipe only). Producing and distributing fuel also create emissions; learn more at fuelconomy.gov.

Actual results will vary for many reasons, including driving conditions and how you drive and maintain your vehicle. The average new vehicle gets 29 MPG and costs \$8,500 to fuel over 5 years. Cost estimates are based on 15,000 miles per year at \$3.30 per gallon. MPGe is miles per gasoline gallon equivalent. Vehicle emissions are a significant cause of climate change and smog.

fuelconomy.gov

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GOVERNMENT 5-STAR SAFETY RATINGS

Overall Vehicle Score

Based on the combined ratings of frontal, side and rollover. Should ONLY be compared to other vehicles of similar size and weight.

Frontal Crash Driver Passenger ★★★★★

Based on the risk of injury in a frontal impact. Should ONLY be compared to other vehicles of similar size and weight.

Side Crash Front seat Rear seat ★★★★★

Based on the risk of injury in a side impact.

Rollover ★★★★★

Based on the risk of rollover in a single-vehicle crash.

Star ratings range from 1 to 5 stars (★★★★★) with 5 being the highest.

Source: National Highway Traffic Safety Administration (NHTSA)

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onstar.com/privacy



PARTS CONTENT INFORMATION

FOR VEHICLES IN THIS CARLINE:
U.S./CANADIAN PARTS CONTENT: 38%
MAJOR SOURCES OF FOREIGN PARTS
CONTENT: MEXICO 36%

NOTE: PARTS CONTENT DOES NOT INCLUDE FINAL ASSEMBLY, DISTRIBUTION, OR OTHER NON-PARTS COSTS.

FOR THIS VEHICLE:
FINAL ASSEMBLY POINT:
ROANOKE, IN U.S.A.
COUNTRY OF ORIGIN:
ENGINE: UNITED STATES
TRANSMISSION: UNITED STATES

This label has been applied pursuant to Federal law - Do not remove prior to delivery to the ultimate purchaser. Includes Manufacturer's Recommended Pre-Delivery Service. Does not include dealer-installed options and accessories not listed above, local taxes or license fees.

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ORDER NO G0W020 SALES CODE R

SALES MODEL CODE C00543

DEALER NO 26316

FINAL ASSEMBLY:

ROANOKE, IN U.S.A.

VIN 1GCUKEED4T2527611

REISSUE

DEALER TO WHOM DELIVERED:
SCHUMACHER CHEVROLET-BUICK-GMC
3720 NORTHLAKE BLVD
LAKE PARK, FL 33403-1630



**RECOMMENDED DISBURSEMENTS FOR
OCTOBER 28, 2026 BOARD MEETING**

	BOND/COI**	EIPC*	NOTE PROCEEDS	LANDOWNER FUNDS	TOTALS
Unit No. 2C - Alton	200.95	-			200.95
Unit No. 5A - Vista Center			67,319.00		67,319.00
Unit No. 9A - Abacoa I		10,814.12			10,814.12
Unit No. 9B - Abacoa II		206,300.00		-	206,300.00
Unit No. 11 - PGA National		29,196.00			29,196.00
Unit No. 53 - Arden	18,038.88				18,038.88
General/Operations		163,290.85			163,290.85
Multi-Unit		-	308,428.29		308,428.29
	18,239.83	409,600.97	375,747.29	-	803,588.09

* Equity in Pooled Cash

**Cost of Issuance

UNIT OF DEVELOPMENT NO. 2C			
DISBURSEMENT NO. 211			
OCTOBER 28, 2026			
	BOND	EIPC	TOTALS
MISCELLANEOUS:			
NPBCID Reimbursements:			
(NPBCID Personnel time, GIS & Auditor)	200.95	-	
			200.95
	200.95	-	200.95

	BOND	EIPC	TOTALS
MISCELLANEOUS:			
NPBCID Reimbursements:			
(NPBCID Personnel time, GIS & Auditor)	200.95	-	
			200.95
	200.95	-	200.95

UNIT OF DEVELOPMENT NO. 5A
DISBURSEMENT NO. 69
OCTOBER 28, 2026

NOTE
PROCEEDS

TOTAL

CONSTRUCTION:

Johnson-Davis, Inc.
(PO#26-856 Replace Culvert)
FINAL

67,319.00

67,319.00

67,319.00

67,319.00

UNIT OF DEVELOPMENT NO. 9A
DISBURSEMENT NO. 141
OCTOBER 28, 2026

	<u>EIPC</u>	<u>TOTAL</u>
ENGINEERING:		
Connect Engineering, LLC	<u>10,814.12</u>	
(Abacoa Lake Liner Restore, Design & Bid)		10,814.12
PO#26-311 FINAL		
	<u><u>10,814.12</u></u>	<u><u>10,814.12</u></u>

**UNIT OF DEVELOPMENT NO. 9B
DISBURSEMENT NO. 148
OCTOBER 28, 2026**

	<u>EIPC</u>	<u>TOTALS</u>
CONSTRUCTION:		
Palmera Enterprises, LLC		
(ADA Trail Renov. & Replacement-Multi)	170,600.00	
PO#26-668		
FINAL		
Palmera Enterprises, LLC		
(ADA Trail Renov. - Dakota & Greenway)	35,700.00	
PO#26-258		206,300.00
FINAL		
	<u>206,300.00</u>	<u>206,300.00</u>

UNIT OF DEVELOPMENT NO. 11
DISBURSEMENT NO. 172
OCTOBER 28, 2026

EIPC

TOTAL

CONSTRUCTION:

Flying Scot, Inc.

(Unit 11 Sidewalk Replace & Repair)

PO#26-1129- FINAL

29,196.00

29,196.00

29,196.00

29,196.00

**UNIT OF DEVELOPMENT NO. 53
DISBURSEMENT NO. 162
OCTOBER 28, 2026**

	BOND	TOTAL
ENGINEERING:		
Michael B. Schorah & Associates	16,039.48	
(Phase 3 Buffer Trail & Linear Park)		16,039.48
PO#25-581		
MISCELLANEOUS:		
NPBCID Reimbursements:		
(NPBCID Personnel time, GIS & Auditor)	1,999.40	
		1,999.40
	18,038.88	18,038.88

**GENERAL/OPERATIONS
DISBURSEMENT NO. 94
OCTOBER 28, 2026**

	<u>EIPC</u>	<u>TOTAL</u>
MISCELLANEOUS:		
Schumacher Automotive, Inc. (New 2026 Chevy 2500 - Diesel) PO#27-12	62,903.85	
Schumacher Automotive, Inc. (2026 Replacement Vehicle for Operations) PO#27-38	45,399.95	
Schumacher Automotive, Inc. (Replacement Vehicle for Executive Director) PO#27-39	<u>54,987.05</u>	
		163,290.85
	<u>163,290.85</u>	<u>163,290.85</u>

**MULTI-UNIT
DISBURSEMENT NO. 10
AUGUST 26, 2026**

	NOTE PROCEEDS	EIPC	TOTALS
CONSTRUCTION:			
Johnson-Davis, Inc.	274,679.55	-	
(Multi-Unit culvert Lining EPB-10 FPL Culverts)			
PO#26-691			274,679.55
FINAL			
ENGINEERING:			
Baxter & Woodman, Inc.	33,748.74	-	
(Multi-Unit Design, Bid & Permit Control Structure)			
PO#26-363			33,748.74
	308,428.29	-	308,428.29



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: October 28, 2026

FROM: Katie Roundtree, CPA, Director of Finance and Administration

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

RE: Unit of Development No. 5A – Vista Center of Palm Beach
Consider Insurance Offer and Release – Damaged Streetlight

Background

On August 26, 2026, the Palm Beach County Sheriff's Office and the Vista Center Property Manager notified Northern Staff that a streetlight located at the intersection of Vista Parkway and Vista Parkway North was damaged and lying on the ground. The Sheriff's Office provided an incident number for their report.

Staff obtained a copy of the Incident Report and found that the streetlight had been hit by a vehicle and the driver's insurance information was noted in the Report. Northern Staff contacted the insurance company directly for reimbursement for the quote obtained for the repair.

The Property Manager requested a repair quote from Impact Electrical Services, Inc., who is also a Minor Services Contractor with Northern. The estimate to repair the streetlight is \$10,850.00. The insurance company for the driver provided an offer of \$10,000.00 as settlement, since that is the limit of the insured policy for property damage. In order to accept the offer, a Release is required to be signed. As the Board has not designated that responsibility to the Executive Director or a Staff member, Staff is requesting that the Board accept the offer from the driver's insurance company and sign the Release.

Fiscal Impact

Accepting the reimbursement would reimburse the District for the cost of the repair to the damaged streetlight, except for approximately \$850 which is available in the Fiscal Year 2026/2027 Budget.

Recommendation

General Counsel and Northern Staff recommend that the Board accept the offer of \$10,000.00 as settlement for the damaged streetlight insurance claim and authorize the Executive Director to sign the Release and other future non-judicial related settlement releases in amounts of \$25,000 or less. This amount would coincide with the approved purchasing policy allowing the Executive Director to authorize payments less than \$25,000.



BID FORM FOR
U5A Vista Parkway Light Pole Replacement
Unit of Development No. 5A Vista Parkway

				Impact		Davco			
Item	Description	Unit	Quantity	Unit Cost	Item Cost	Unit Cost	Item Cost	Unit Cost	Item Cost
1	Replace damaged light pole	LS			\$10,850.00		\$15,688.00		
Total Bid Price					\$10,850.00		\$15,688.00		



Impact Electrical Services, Inc.

9020 Bellhurst Way

Suite 107

West Palm Beach, FL 33411

(561) 686-3799

accounting@impactelectricalservices.com

To

Vista Center Assoc. Inc.

C/O Fairman & Associates Inc.

1651 NW 1st Ct

Boca Raton, FL 33432

Estimate

2370

Date	Terms	Project
10/1/2026		

Description	Quantity	Rate	Amount
Street light pole #65 replacement		10,850.00	10,850.00
Furnish and Install new concrete pole			
Re-use existing pole arm and light fixture			
Remove existing broken pole from premise			
Labor and material			
Permit fees or drawings not included			

***Thank you for the opportunity to offer this
estimate, it is appreciated.***

Total

\$10,850.00

**UNIT OF DEVELOPMENT NO. 54
REGULAR AGENDA
DISBURSEMENT NO. 22A
OCTOBER 28, 2026**

	LANDOWNER FUNDS	TOTAL
MISCELLANEOUS:		
NPBCID Reimbursements:		
(NPBCID Personnel time, GIS & Auditor)	<u>7,963.79</u>	7,963.79
	<u>7,963.79</u>	<u>7,963.79</u>



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: October 28, 2026

FROM: Kenneth W. Edwards, General Counsel

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

RE: Unit of Development No. 54 – Artistry Lakes
Consider First Amendment to Plat Designation Agreement

Background

On September 24, 2025, Northern entered into a Plat Designation Agreement (the “Agreement”) with the Developer of Unit No. 54 which was thereupon recorded in the Public Record. At that time, Northern was still in the process of preparing and adopting a Plan of Improvements (POI) and Report of Engineer (ROE) for its Unit of Development No. 54.

The ROE was anticipated to have multiple land use classifications (LUC), with each LUC receiving a different allocation of Determined Benefits under the ROE. However, when the ROE was finalized and adopted by the Board, only one LUC was required, namely the one for single family residential. As a result, the Agreement needs to be revised by deletion of the other unneeded LUCs.

Further, since the date of the Plat Designation Agreement signing, the Unit’s boundary has been modified. Therefore, the amended legal description for the Unit is referenced in and attached to the First Amendment to the Agreement.

The First Amendment to the Agreement is intended to accomplish both the deletion of the unneeded LUCs and to reflect the Unit’s amended boundary. If the First Amendment is approved, it will be recorded in the Public Record of Palm Beach County, Florida.

Fiscal Impact

None, but for the minimal cost of recording the First Amendment to the Agreement.

Recommendation

General Counsel, the District Engineer and Staff recommend that the Board approve the execution and recording of the subject First Amendment to the Plat Designation Agreement.

This Instrument Prepared by
and to be Returned to:

Kenneth W. Edwards, Esquire
Caldwell Pacetti Edwards
Schoech & Viator, LLP
P.O. Box 68
Loxahatchee, FL 33470

FIRST AMENDMENT TO PLAT DESIGNATION AGREEMENT BETWEEN
NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
AND
KH ARTISTRY LAKES LLC

THIS FIRST AMENDMENT TO THE PLAT DESIGNATION AGREEMENT (the “First Amendment”) shall be effective as of the ____ day of _____, 2026, 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, FL 33418 (hereinafter referred to as “Northern”), and KH ARTISTRY LAKES LLC, a Florida limited liability company, located at 4807 PGA Boulevard, Palm Beach Gardens, FL 33418 (hereinafter referred to as “Landowner”), all of which together are referred to herein as “Parties”.

R E C I T A L S

WHEREAS, on September 24, 2025, the Parties entered into a Plat Designation Agreement (the “Plat Designation Agreement”) that was thereafter recorded in Official Records Book 36027 Page 1025 of the Public Records of Palm Beach County, Florida; and

WHEREAS, the legal description set forth in Exhibit “A” of the Plat Designation Agreement has been revised and the new legal description set forth in attached Amended Exhibit “A” needs to be used in its place; and

WHEREAS, the Plat Designation Agreement assumed three (3) land use classifications would be required pursuant to anticipated Exhibit D-2 of the Unit of Development No. 54's Report of Engineer; and

WHEREAS, Exhibit D-2 of the Report of Engineer for Unit of Development No. 54, approved and adopted by the Board of Supervisors, included only one (1) land use classification, namely for Single Family Residential; and

WHEREAS, the Parties hereby intend to amend the Plat Designation Agreement in order to reflect: (A) that there is only one (1) land use classification required to be used and shown for plats encompassing acreage within Unit of Development No. 54 and (B) the substitution of the attached Amended Exhibit "A" for the former Exhibit "A".

NOW THEREFORE, the Parties do hereby acknowledge and agree as follows:

(1) RECITALS. The above recitals are true and correct to the best of their knowledge and belief and are incorporated herein by this reference.

(2) AMENDMENTS. The Plat Designation Agreement is hereby amended by: (A) deleting from Table 1 any Land Use Classifications and their respective minimum acreage requirements other than that for the Single Family Residential Land Use Classification Designation, which shall hereinafter have a minimum Land Use Classification acreage designation requirement of no less than 129.54 acres, and (B) substituting the attached Amended Exhibit "A" for the former Exhibit "A".

(3) REAFFIRMATION. Except as otherwise herein amended and supplemented, the Plat Designation Agreement shall continue in full force and effect.

(4) COUNTERPARTS. This First Amendment may be executed in one or more counterparts, all of which together shall comprise one and the same instrument.

(5) EFFECTIVE DATE. This First Amendment shall be effective once signed by both of the Parties hereto.

[SEE ATTACHED SIGNATURE PAGES]

Executed by Northern this _____ day of _____, 2026.

{SEAL}

NORTHERN PALM BEACH COUNTY
IMPROVEMENT DISTRICT

ATTEST:

By: _____

By: _____

Print: _____

Title: _____

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 _____, 2026, by _____,
as _____, for Northern Palm Beach County Improvement District.

(Notary Seal)

Notary Public State of Florida

Print/Type/Stamp Name

☐ Personally Known OR ☐ Produced Identification
Type of Identification Produced _____.

Executed by Landowner on this _____ day of _____, 2026.

Witnesses:

KH ARTISTRY LAKES LLC

(1) Sign: _____

By: _____

Print Name: _____

Print: _____

Address: _____

Title: _____

(2) Sign: _____

Print Name: _____

Address: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2026, by _____, as _____, of KH Artistry Lakes LLC, a Florida limited liability company, on behalf of the limited liability company.

(Notary Seal)

Notary Public State of Florida

Print/Type/Stamp Name

☐ Personally Known OR ☐ Produced Identification
Type of Identification Produced _____.

AMENDED EXHIBIT 'A'
[Revised Legal Description]

DESCRIPTION:

PALM BEACH COUNTY IMPROVEMENT DISTRICT
UNIT OF DEVELOPMENT NO. 54

A PARCEL OF LAND LYING IN SECTION 22, 27 AND 34, TOWNSHIP 43 SOUTH, RANGE 40 EAST,
PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 27, THENCE SOUTH 89° 08' 03"
EAST ALONG THE NORTH LINE OF SAID SECTION 27 A DISTANCE OF 780.00 FEET TO THE POINT
OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 00° 33' 09" EAST, ALONG A
LINE 780.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SECTION 22 A DISTANCE
OF 360.01 FEET TO A POINT ON THE SOUTH LINE OF DEER RUN, PLAT BOOK 35, PAGE 34,
PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 89° 08' 03" EAST, ALONG A
LINE 360.00 FEET NORTH OF AND PARALLEL TO THE NORTH LINE OF SAID SECTION 27 AND
ALONG THE SOUTH LINE OF SAID DEER RUN, A DISTANCE OF 2158.03 FEET; THENCE SOUTH 1°
02' 42" WEST, ALONG A LINE 2934.91 EAST OF AND PARALLEL TO THE WEST LINE OF SAID
SECTION 27 A DISTANCE OF 9031.74 FEET; THENCE NORTH 88° 24' 56" WEST, ALONG THE
NORTH RIGHT OF WAY LINE OF SOUTHERN BOULEVARD (STATE ROAD 80) PER DEPARTMENT OF
TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 93120-2525 DATED MAY 1984, A DISTANCE OF
2154.92 FEET TO POINT "A" AND TO A POINT ON THE EAST LINE OF ARDEN P.U.D. PLAT 1,
PLAT BOOK 122, PAGE 32 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID
POINT ALSO BEING THE SOUTHEAST CORNER OF SAID ARDEN P.U.D. PLAT 1; THENCE NORTH 1°
02' 36" EAST, ALONG A LINE 780.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID
SECTION 34 AND ALONG THE SAID EAST LINE OF ARDEN P.U.D. PLAT 1, A DISTANCE OF
3362.46 FEET; THENCE NORTH 1° 02' 42" EAST, ALONG A LINE 780.00 FEET EAST OF AND
PARALLEL TO THE WEST LINE OF SAID SECTION 27 AND CONTINUING ALONG THE SAID EAST LINE
OF ARDEN P.U.D. PLAT 1, A DISTANCE OF 5282.25 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 19,433,993 SQUARE FEET OR 446.143 ACRES MORE OR LESS.

**LESS AND EXCEPT THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND LYING
WHOLLY WITHIN THE ABOVE DESCRIBED PARCEL OF LAND**

DESCRIPTION CONTINUED ON SHEET 2

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED
PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED
UNDER MY DIRECTION ON FEBRUARY 2, 2026. I FURTHER CERTIFY THAT THIS SKETCH
DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA
ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND
MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

THIS IS NOT A SURVEY

SHEET 1 OF 2



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD-SUITE 100
BOCA RATON, FLORIDA 33433
PHONE (561)-392-1991

DAVID P. LINDLEY
REGISTERED LAND
SURVEYOR NO. 5005
STATE OF FLORIDA
L.B. 3591

**NORTHERN PALM BEACH COUNTY
IMPROVEMENT DISTRICT UNIT OF
DEVELOPMENT NO. 54 EXHIBIT "A"**

DATE 2-2-2026

DRAWN BY DD

F.B./ PG. N/A

SCALE N/A

JOB NO. 9256U54V2

DESCRIPTION CONTINUED:

COMMENCING AT AFORESAID POINT "A"; THENCE NORTH 82°21'29" EAST, A DISTANCE OF 293.38 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF THAT 200 FOOT WIDE FLORIDA POWER & LIGHT COMPANY EASEMENT, AS RECORDED IN OFFICIAL RECORD BOOK 5514, PAGE 1498 OF SAID PUBLIC RECORDS AND TO THE POINT OF BEGINNING; THENCE NORTH 01°02'34" EAST ALONG SAID EAST LINE, A DISTANCE OF 930.63 FEET; THENCE SOUTH 88°57'24" EAST, A DISTANCE OF 294.32 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES SOUTH 59°03'07" WEST, A RADIAL DISTANCE OF 630.00 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 21°00'12", A DISTANCE OF 230.94 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES SOUTH 60°13'34" EAST, A RADIAL DISTANCE OF 93.00 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 43°19'20", A DISTANCE OF 70.32 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 01°02'39" WEST, A DISTANCE OF 634.76 FEET; THENCE SOUTH 46°18'52" WEST, A DISTANCE OF 24.69 FEET; THENCE NORTH 88°24'56" WEST, A DISTANCE OF 352.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 339,237 SQUARE FEET OR 7.7878 ACRES MORE OR LESS.

UNIT 54 PARCEL CONTAINING 19,094,756 SQUARE FEET OR 438.3553 ACRES MORE OR LESS.

THIS IS NOT A SURVEY

SHEET 2 OF 2



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD-SUITE 100
BOCA RATON, FLORIDA 33433
PHONE (561)-392-1991

**NORTHERN PALM BEACH COUNTY
IMPROVEMENT DISTRICT UNIT OF
DEVELOPMENT NO. 54 EXHIBIT "A"**

DATE 2-2-2026

DRAWN BY DD

F.B./ PG. N/A

SCALE N/A

JOB NO.



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: October 28, 2026

FROM: Katie Roundtree, CPA, Director of Finance and Administration

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

RE: Unit of Development No. 54 – Artistry Lakes
Consider Supplemental Bond Resolution (2026-10)

Background

The Report of Engineer and Plan of Improvements for Unit of Development No. 54 were approved at the Public Hearing held on May 27, 2026. At that meeting, the Board also approved the adoption of the Tax and General Bond Resolutions as first steps towards the issuance of bonds by the District.

On August 24, 2026, the District Counsel, Bond Counsel, District Engineer and Staff attended a bond validation proceeding in the Circuit Court. On August 25, 2026, Northern received a Final Judgment validating and confirming the bonds for Unit 54.

The next step in this process is to consider Resolution No. 2026-10, which is a resolution supplementing the General Bond Resolution with respect to certain details of the bonds and authorizing the President and, in the absence or inability to act of the President, any other member of the Board, to approve the sale of bonds. This action will be the final Board action with respect to the bond issuance prior to the sale of the bonds. If we receive the necessary Board approvals, it is anticipated the bond closing will occur prior to or during December, 2026.

Staff and Consultants anticipate that the first issue of bonds will be approximately \$20 million with a second bond issue anticipated in 2029. The initial sale of the bonds by the underwriter will be a limited offering to accredited investors, meaning that it will be marketed to a smaller pool of experienced bond investors rather than the general public and be in authorized denominations of \$100,000 or any multiple of \$5,000 in excess thereof. It is not unusual for unrated bonds for a project of this kind to be offered in this manner.

Fiscal Impact

There is no immediate fiscal impact; however, adoption of this Resolution will continue with the process of issuing bonds for Unit of Development No. 54.

Recommendation

Northern Staff and Consultants recommend Northern's Board of Supervisors adopt the attached Bond Resolution No. 2026-10.

RESOLUTION NO. 2026-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AUTHORIZING THE ISSUANCE OF NOT EXCEEDING \$20,000,000 AGGREGATE PRINCIPAL AMOUNT OF THE DISTRICT'S WATER CONTROL AND IMPROVEMENT BONDS, UNIT OF DEVELOPMENT NO. 54, SERIES 2026; PROVIDING A METHOD TO DETERMINE THE PRINCIPAL AMOUNT, INTEREST RATES, MATURITY SCHEDULE AND REDEMPTION PROVISIONS FOR SUCH BONDS; PROVIDING A METHOD FOR AWARDING THE SALE OF SUCH BONDS TO THE UNDERWRITER AND MAKING CERTAIN FINDINGS IN CONNECTION THEREWITH; APPOINTING THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR SUCH BONDS; AUTHORIZING THE PREPARATION AND USE OF A PRELIMINARY LIMITED OFFERING MEMORANDUM AND AUTHORIZING THE EXECUTION AND DELIVERY OF A FINAL LIMITED OFFERING MEMORANDUM AND A BOND PURCHASE AGREEMENT; AUTHORIZING AND DIRECTING CERTAIN OFFICIALS TO TAKE ALL ACTION REQUIRED IN CONNECTION WITH THE ISSUANCE OF SUCH BONDS; MAKING CERTAIN OTHER COVENANTS AND AGREEMENTS IN CONNECTION WITH THE ISSUANCE OF THE BONDS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on May 27, 2026, the Board of Supervisors (the "Board") of Northern Palm Beach County Improvement District (the "Issuer") adopted a General Bond Resolution No. 2026-06 (as heretofore amended and supplemented, the "Bond Resolution") authorizing the issuance of one or more series of Water Control and Improvement Bonds, Unit of Development No. 54 of the Issuer; and

WHEREAS, pursuant to the Bond Resolution, prior to the issuance of a series of Bonds thereunder there is to be adopted by the Issuer a Supplemental Resolution or Resolutions authorizing the issuance of such series of Bonds and fixing the details thereof; and

WHEREAS, the Issuer has determined to authorize its Water Control and Improvement Bonds, Unit of Development No. 54, Series 2026 (the "Series 2026 Bonds")

under the Bond Resolution as further provided herein in order to provide for the financing of the Project (as defined in the Bond Resolution); and

WHEREAS, the Issuer expects to receive an offer to purchase the Series 2026 Bonds from Raymond James & Associates, Inc. (the "Underwriter") in the form of a Bond Purchase Agreement (the "Bond Purchase Agreement") among the Issuer, the Underwriter, and KH Artistry Lakes LLC (the "Landowner"); and

WHEREAS, the Issuer desires to authorize the sale of the Series 2026 Bonds to the Underwriter pursuant to the terms and provisions of the Bond Purchase Agreement (as completed pursuant to the authority hereinafter granted); and

WHEREAS, it is necessary and desirable to authorize the preparation and utilization of a Preliminary Limited Offering Memorandum and to authorize the preparation, execution and delivery of a Limited Offering Memorandum in connection with the issuance of the Series 2026 Bonds; and

WHEREAS, it is necessary and desirable to delegate to certain officials of the Issuer the authority to specify the amount, the date, the interest rates, maturity dates, and prepayment or redemption provisions for the Series 2026 Bonds; and

WHEREAS, it is necessary and desirable to appoint The Bank of New York Mellon Trust Company, N.A. as trustee (the "Trustee") for the Series 2026 Bonds, and to authorize the execution of a Trustee Agreement between the Issuer and the Trustee (the "Trustee Agreement"); and

WHEREAS, the issuance of the Series 2026 Bonds and their sale to the Underwriter will, in the judgment of the Issuer, serve a public purpose and in all respects conform to the provisions and requirements of the Act;

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Northern Palm Beach County Improvement District that:

SECTION 1. DEFINITIONS. Terms used herein in capitalized form and not otherwise defined herein have the meanings ascribed thereto in the Bond Resolution.

SECTION 2. AUTHORITY FOR THIS RESOLUTION. This resolution shall constitute a "Supplemental Resolution" as defined in the Bond Resolution and is adopted pursuant to the provisions of Chapter 2000-467, Laws of Florida, as amended and supplemented from time to time, applicable provisions of Chapter 298, Florida Statutes, and other applicable provisions of law (collectively, the "Act") and the Bond Resolution.

SECTION 3. AUTHORIZATION OF SERIES 2026 BONDS. Obligations of the Issuer known as "Water Control and Improvement Bonds, Unit of Development No. 54, Series 2026" are hereby authorized to be issued under and pursuant

to Section 2.02 of the Bond Resolution and in accordance with the terms set forth in Section 4 hereof.

Prior to the issuance of the Series 2026 Bonds, there shall be filed with the Trustee:

- (1) Copies, duly certified by the Secretary or a Supervisor, of the Bond Resolution and this resolution; and
- (2) The items required by Section 2.10 of the Bond Resolution.

SECTION 4. TERMS OF THE SERIES 2026 BONDS. The Series 2026 Bonds shall be issued in denominations of \$5,000 and integral multiples thereof, shall be numbered consecutively from R-1 upward and shall be in the form of the Bond attached to the Bond Resolution as Exhibit A, with such changes as may be permitted or required by the Bond Resolution, as approved by the officers of the Issuer executing the Series 2026 Bonds, such execution to be conclusive evidence of such approval. The Series 2026 Bonds shall be issued on such date, shall be dated such date, and shall bear interest from such date, payable on the first day of February and August of each year (the "Interest Payment Dates"), commencing on such date, shall be issued in the aggregate principal amount (not exceeding \$20,000,000), shall bear interest at the rates per annum (not in excess of the maximum legal rate), computed on the basis of a 360-day year consisting of twelve thirty-day months, shall be subject to optional and/or mandatory redemption and shall mature on August 1 of the years, all as to be set forth in a certificate in the form attached hereto as EXHIBIT A (the "Bond Terms Certificate") completed and signed by the President, and in the absence or inability to act of the President, any other member of the Board, provided, however, that the final maturity date of the Series 2026 Bonds shall not be later than August 1, 2058. The President, and in the absence of the President, any other member of the Board, are, jointly and severally, authorized to determine the details of the Series 2026 Bonds within the parameters set forth above, and upon such determination to execute the Bond Terms Certificate, appropriately modified and completed with the details of the Series 2026 Bonds, thereby conclusively establishing such details.

Series 2026 Bonds issued in exchange for or upon the registration of transfer of the Series 2026 Bonds on or after the first Interest Payment Date thereon shall bear interest from the Interest Payment Date next preceding the date of authentication thereof, unless the date of such authentication shall be an Interest Payment Date to which interest on the Series 2026 Bonds has been paid in full or duly provided for, in which case such Series 2026 Bonds shall bear interest from such Interest Payment Date, provided that any Series 2026 Bond issued in exchange for or upon the transfer of any Series 2026 Bond on or after a Record Date and before the Interest Payment Date next succeeding such Record Date shall bear interest from such Interest Payment Date; provided further that if, as shown by the records of the Trustee, interest on the Series 2026 Bonds shall be in default, a Series 2026 Bond issued in exchange for or upon the registration of transfer of a Series 2026 Bond shall bear interest from the date to which interest has been paid in full on such Series 2026

Bond, or if no interest has been paid on the Series 2026 Bonds, from the dated date of such Series 2026 Bonds.

On each Interest Payment Date, interest accruing on the Series 2026 Bonds from and including the preceding Interest Payment Date (or the dated date of the Series 2026 Bonds, as the case may be) but not including such Interest Payment Date shall be due and payable. Interest will be paid by check or draft mailed on the Interest Payment Date by the Trustee to the registered Owners as of the close of business at the Principal Office of the Trustee on the Record Date; provided, however, that upon the written request of and at the expense of any Owner of at least \$1,000,000 principal amount of Series 2026 Bonds (or of all Series 2026 Bonds if less than \$1,000,000 shall be unpaid), interest will be paid by wire transfer to a bank account specified in such written request. Principal, and premium, if any, of the Series 2026 Bonds is payable when due upon presentation and surrender of the Series 2026 Bonds at the Principal Office of the Trustee.

Notwithstanding the provisions for registration and payment described above, upon initial issuance, the ownership of each Series 2026 Bond shall be registered in the registration books kept by the Trustee in the name of Cede & Co., as nominee of The Depository Trust Company ("DTC"). As long as the Series 2026 Bonds shall be registered in the name of Cede & Co., all payments of principal on the Series 2026 Bonds shall be made by the Trustee by check or draft or by bank wire transfer to Cede & Co., as holder of the Series 2026 Bonds.

With respect to the Series 2026 Bonds registered in the registration books kept by the Trustee in the name of Cede & Co., as nominee of DTC, the Issuer and the Trustee shall have no responsibility or obligation to any direct or indirect participant in the DTC book-entry program (the "Participants"). Without limiting the immediately preceding sentence, the Issuer and the Trustee shall have no responsibility or obligation with respect to (A) the accuracy of the records of DTC, Cede & Co. or any Participant with respect to any ownership interest on the Series 2026 Bonds, (B) the delivery to any Participant or any other person other than an Owner, as shown in the registration books kept by the Trustee, of any notice with respect to the Series 2026 Bonds, including any notice of redemption, or (C) the payment to any Participant or any other person, other than an Owner, as shown in the registration books kept by the Trustee, of any amount with respect to principal of, redemption premium, if any, or interest on the Series 2026 Bonds. The Issuer and the Trustee shall treat and consider the person in whose name each Series 2026 Bond is registered in the registration books kept by the Trustee as the holder and absolute owner of such Series 2026 Bond for the purpose of payment of principal, redemption premium, if any, and interest with respect to such Series 2026 Bond, for the purpose of giving notices of redemption and other matters with respect to such Series 2026 Bond, for the purpose of registering transfers with respect to such Series 2026 Bond, and for all other purposes whatsoever. The Trustee shall pay all principal of, redemption premium, if any, and interest on the Series 2026 Bonds only to or upon the order of the respective Owners, as shown in

the registration books kept by the Trustee, or their respective attorneys duly authorized in writing, as provided herein and all such payments shall be valid and effective to fully satisfy and discharge the Issuer's obligations with respect to payment of principal, redemption premium, if any, and interest on the Series 2026 Bonds to the extent of the sum or sums so paid. No person other than an Owner, as shown in the registration books kept by the Trustee, shall receive a certificated Series 2026 Bond evidencing the obligation of the Issuer to make payments of principal, redemption premium, if any, and interest pursuant to the provisions of this Resolution. Upon delivery by DTC to the Issuer of written notice to the effect that DTC has determined to substitute a new nominee in place of Cede & Co., and subject to the provisions of the Bond Resolution with respect to transfers during the 15 days next preceding an Interest Payment Date or mailing of notice of redemption, the words "Cede & Co." shall refer to such new nominee of DTC; and upon receipt of such notice, the Issuer shall promptly deliver a copy of the same to the Trustee.

Upon (A) receipt by the Issuer of written notice from DTC (1) to the effect that a continuation of the requirement that all of the Outstanding Series 2026 Bonds be registered in the registration books kept by the Trustee in the name of Cede & Co., as nominee of DTC, is not in the best interest of the beneficial owners of the Series 2026 Bonds, or (2) to the effect that DTC is unable or unwilling to discharge its responsibilities and no substitute depository willing to undertake the functions of DTC hereunder can be found which is willing and able to undertake such functions upon reasonable and customary terms, or (B) determination by the Issuer that such book-entry only system is burdensome or undesirable to the Issuer, the Series 2026 Bonds shall no longer be restricted to being registered in the registration books kept by the Trustee in the name of Cede & Co., as nominee of DTC, but may be registered in whatever name or names Owners shall designate, in accordance with the provisions of this Resolution. In such event, the Issuer shall issue, and the Trustee shall authenticate, transfer and exchange the Series 2026 Bonds of like principal amount and maturity, in denominations of \$5,000 or any integral multiple thereof to the Owners thereof. The foregoing notwithstanding, until such time as participation in the book-entry only system is discontinued, the provisions set forth in the Blanket Letter of Representations previously executed by the Issuer and delivered to DTC shall apply to the payment of principal of and interest on the Series 2026 Bonds.

The Reserve Fund Requirement for the Series 2026 Bonds shall be as set forth in the Bond Terms Certificate.

SECTION 5. TRUSTEE. The Issuer hereby appoints The Bank of New York Mellon Trust Company, N.A., as the Trustee with respect to the Series 2026 Bonds. The President, and in the absence or inability to act of the President, any other member of the Board, are, jointly and severally, authorized and directed for and in the name of the Issuer to execute and deliver the Trustee Agreement, in such form as shall be approved by a herein authorized official executing the same consistent with this resolution and the terms of the Act, such execution to constitute conclusive evidence of such approval.

SECTION 6. AUTHORITY TO AWARD THE SERIES 2026 BONDS.

The Issuer hereby determines that a negotiated sale of the Series 2026 Bonds is in the best interest of the Issuer and the citizens and inhabitants of the Issuer by reason of the volatility of the market for bonds such as the Series 2026 Bonds.

Upon establishment of the terms of the Series 2026 Bonds pursuant to Section 4 hereof, the President, and in the absence or inability to act of the President, any other member of the Board, are, jointly and severally, authorized to award the Series 2026 Bonds to the Underwriter at an underwriter's discount of not more than 1.6% of the par amount of the Series 2026 Bonds, exclusive of any original issue discount or original issue premium. Upon the award of the Series 2026 Bonds, the President, and in the absence or inability to act of the President, any other member of the Board, are, jointly and severally, authorized and directed for and in the name of the Issuer to execute and deliver the Bond Purchase Agreement, in such form as shall be approved by the official executing the same consistent with this resolution and the terms of the Act, with such execution to constitute conclusive evidence of such approval by the Issuer. Prior to the execution by the Issuer of the Bond Purchase Agreement, the Underwriter shall have filed with the Issuer the disclosure statement required by Section 218.385(6), Florida Statutes, and the competitive bidding for the Series 2026 Bonds is hereby waived by the Issuer pursuant to the authority of Section 218.385(1), Florida Statutes.

SECTION 7. PRELIMINARY AND FINAL LIMITED OFFERING MEMORANDUM. The Issuer hereby authorizes the President or Executive Director, jointly and severally, to approve the final form of a Preliminary Limited Offering Memorandum for the Series 2026 Bonds and to "deem final" the Preliminary Limited Offering Memorandum for purposes of Securities and Exchange Commission Rule 15c2-12 (the "Rule"), and upon such deeming, authorizes the utilization of the Preliminary Limited Offering Memorandum in connection with the offering of the Series 2026 Bonds. The Issuer hereby authorizes the preparation of a final Limited Offering Memorandum relating to the Series 2026 Bonds, which shall be in the form of the Preliminary Limited Offering Memorandum with such changes, alterations and corrections therein as may be approved by the official of the Issuer executing the same, with such approval to be conclusively established by such execution, and the President, and in the absence or inability to act of the President, any other member of the Board, are, jointly and severally, hereby authorized and directed for and in the name of the Issuer to execute and deliver the Limited Offering Memorandum, as hereby approved.

SECTION 8. APPLICATION OF BOND PROCEEDS. The proceeds from the sale of the Series 2026 Bonds and amounts held under the Bond Resolution at the time of issuance of the Series 2026 Bonds shall be applied for deposit to the funds and accounts established pursuant to the Bond Resolution, all as provided in the Bond Terms Certificate, appropriately completed, and the President, and in the absence or inability to act of the President, any other member of the Board, are, jointly and severally, authorized

and directed to conclusively establish such application of funds by signing the Bond Terms Certificate.

SECTION 9. EXECUTION AND DELIVERY OF THE SERIES 2026 BONDS. The President, Secretary or Assistant Secretary are hereby authorized and directed on behalf of the Issuer to execute the Series 2026 Bonds as provided in the Bond Resolution and herein, and such officials are hereby authorized and directed upon the execution of the Series 2026 Bonds in the form and manner set forth herein and in the Bond Resolution to deliver the Series 2026 Bonds in the amount authorized to be issued hereunder to the Trustee for authentication and delivery to or upon the order of the Underwriter upon payment of the purchase price set forth in the Bond Terms Certificate as completed pursuant to the provisions of this resolution.

SECTION 10. CONTINUING DISCLOSURE. The Issuer agrees, in accordance with the provisions of, and to the degree necessary to comply with, the secondary market disclosure requirements of the Rule, to file with the MSRB (hereinafter defined) in an electronic format and with such identifying information as prescribed by the MSRB and described below:

(a) The following annual financial information and operating data (the "Annual Information"), commencing with the Fiscal Year ended September 30, 2026:

(i) updates of the financial information and operating data of the type set forth in the final Limited Offering Memorandum for the Series 2026 Bonds, including historical assessment levy and collection rates and assessed valuation data (if available), in a form which is generally consistent with the presentation (if any) of such information in the final Limited Offering Memorandum for the Series 2026 Bonds; and

(ii) audited financial statements with respect to the Issuer utilizing generally accepted accounting principles applicable to local governments.

The information in clauses (i) and (ii) above will be available for each Fiscal Year on or prior to the next May 1 following the end of such Fiscal Year. The audited financial statements referred to in clause (ii) above may be available separately from the information in clause (i) above and will be provided by the Issuer as soon as practical after acceptance of such statements from the auditors by the Issuer; if not available by the first May 1 after the end of the Fiscal Year, unaudited information will be provided in accordance with the time frame set forth above and such audited financial statements will be provided as soon after such time as they become available.

(b) In a timely manner not in excess of ten (10) Business Days after the event, notice of occurrence of any of the following events with respect to the Series 2026 Bonds:

- (i) principal and interest payment delinquencies;
- (ii) nonpayment related defaults, if material;
- (iii) unscheduled draws on debt service reserves reflecting financial difficulties;
- (iv) unscheduled draws on credit enhancements reflecting financial difficulties;
- (v) substitution of credit or liquidity providers, or their failure to perform;
- (vi) adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the security, or other material events affecting the tax status of the security;
- (vii) modifications to rights of security holders, if material;
- (viii) bond calls, if material, and tender offers;
- (ix) defeasance;
- (x) release, substitution or sale of any property securing repayment of the Series 2026 Bonds, if material;
- (xi) rating changes;
- (xii) bankruptcy, insolvency, receivership, or similar proceeding of the Issuer. For purposes of this clause (xii), any such event shall be considered to have occurred when any of the following occur: the appointment of a receiver, fiscal agent or similar officer for the Issuer in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the Issuer, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or

governmental authority having supervision or jurisdiction over substantially all of the assets or business of the Issuer;

(xiii) mergers, consolidations, or acquisitions of the Issuer, the sale of all or substantially all of the assets of the Issuer, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;

(xiv) appointment of a successor or additional trustee or paying agent or the change of the name of a trustee or paying agent, if material;

(xv) incurrence of a Financial Obligation of the Issuer, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the Issuer, any of which affect the Owners of the Series 2026 Bonds, if material; and

(xvi) default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the Issuer, any of which reflect financial difficulties.

For purposes of clauses (xv) and (xvi) above, the term "Financial Obligation" means a (A) debt obligation, (B) derivative instrument entered into in connection with or pledged as security or a source of payment for, an existing or planned debt obligation; or (C) a guarantee of (A) or (B).

(c) In a timely manner, to the MSRB, notice of its failure to provide the Annual Information with respect to itself.

For purposes of this Section 10, "MSRB" means the Municipal Securities Rulemaking Board established pursuant to Section 15B(b)(1) of the Securities Exchange Act of 1934, as amended.

The foregoing covenants shall run to the benefit of the Owners and the beneficial owners of Bonds owned in book entry format. However, failure to meet the covenants set forth in this Section 10 shall not be deemed to constitute an event of default or a breach of any other covenant under this resolution or the Bond Resolution, and the sole remedy for such a default or breach shall be as described in the next paragraph.

Any Owner or any beneficial owner may either at law or in equity, by suit, action, mandamus or other proceeding in any court or competent jurisdiction, protect and enforce any and all rights granted or contained in this Section 10 and may enforce and compel the performance of all duties required hereby to be performed by the Issuer or by any officers thereof.

Notwithstanding any other provision of this resolution or the Bond Resolution, this Section 10 may be amended only as follows: (a) the amendment may only be made in connection with a change in circumstances that arises from a change in legal requirements, change in law, or change in the identity, nature or status of the Issuer or the type of business conducted by the Issuer; (b) the provisions of this Section 10, as amended, would have complied with the requirements of the Rule as in effect as of the date of issuance of the Series 2026 Bonds, after taking into account any amendments or interpretations of the Rule, as well as any change in circumstances; and (c) the amendment does not materially impair the interest of the Owners and/or beneficial owners as determined by an opinion of Bond Counsel delivered to the Issuer, or by approving vote of the Owners or beneficial owners (as applicable) of a majority in aggregate principal amount of the Outstanding Series 2026 Bonds at the time of the amendment. In the event of any amendment hereto, the annual financial information provided subsequent to such amendment shall explain, in narrative form, the reasons for the amendment and the impact of the change in the type of operating data or financial information being provided by the Issuer. If the amendment affects the accounting principles to be followed in preparing financial statements of the Issuer, the annual financial information for the year (fiscal or calendar) in which the change is made must present a comparison between the financial statements or information prepared on the basis of the new accounting principles and those prepared on the basis of the former accounting principles. The comparison must include a qualitative discussion of the differences in the accounting principles and the impact of the change in the accounting principles on the presentation of the financial information, in order to provide information to investors to enable them to evaluate the ability of the Issuer to meet its obligations. To the extent reasonably feasible, the comparison should also be quantitative. A notice of the change in the accounting principles must be sent to the MSRB in the same manner as for listed events under Section 10(b) above.

SECTION 11. AUTHORIZATIONS. The Supervisors, Secretary, Assistant Secretary and Executive Director of the Issuer are hereby jointly and severally authorized to do all acts and things required of them by this resolution, the Bond Resolution and the Bond Purchase Agreement, or desirable or consistent with the requirements hereof or thereof, for the full, punctual and complete performance of all terms, covenants and agreements contained in the Series 2026 Bonds, the Bond Resolution, this resolution, the Trustee Agreement and the Bond Purchase Agreement. Any or all of the Supervisors, Secretary, Assistant Secretary and Executive Director are hereby individually authorized to execute, publish, file and record such other documents, instruments, notices, and records and to take such other actions as shall be necessary or desirable to accomplish the purposes of this resolution and the Bond Resolution.

SECTION 12. RESOLUTION TO CONSTITUTE A CONTRACT. In consideration of the purchase and acceptance of the Series 2026 Bonds authorized to be

issued hereunder by those who shall be the Owners thereof from time to time, this resolution shall constitute a contract between the Issuer and such Owners, and all covenants and agreements herein set forth to be performed by the Issuer for the benefit of the Owners shall be for the equal benefit and security of all of the Owners.

SECTION 13. NO IMPLIED BENEFICIARY. With the exception of any rights herein expressly conferred, nothing expressed or mentioned in or to be implied from this resolution or the Series 2026 Bonds is intended or shall be construed to give any person other than the Issuer, the Trustee, the Underwriter and the Owners, any legal or equitable right, remedy or claim under or with respect to this resolution, or any covenants, conditions and provisions herein contained; this resolution and all of the covenants, conditions and provisions hereof being intended to be and being for the sole and exclusive benefit of the Issuer, the Trustee, the Underwriter and the Owners.

SECTION 14. SEVERABILITY. If any provision of this resolution shall be held or deemed to be or shall, in fact, be illegal, inoperative or unenforceable in any context, the same shall not affect any other provision herein or render any other provision (or such provision in any other context) invalid, inoperative or unenforceable to any extent whatsoever, unless the same shall materially and adversely affect the obligations of the Issuer otherwise set forth herein.

SECTION 15. REPEALER. All resolutions or parts thereof of the Issuer in conflict with the provisions herein contained are, to the extent of any such conflict, hereby superseded and repealed.

[Signature page follows]

SECTION 16. EFFECTIVE DATE. This resolution shall take effect immediately upon its adoption.

PASSED AND APPROVED this 28th day of October, 2026.

(SEAL)

President, Board of Supervisors

ATTEST:

Assistant Secretary, Board of Supervisors

EXHIBIT A

FORM OF CERTIFICATE ESTABLISHING TERMS OF THE SERIES 2026 BONDS

- (a) Issue Date:
- (b) Amounts, Maturities and Interest Rates:

<u>Amount</u>	<u>Maturity (August 1)</u>	<u>Interest Rate</u>
---------------	--------------------------------	----------------------

(c) Optional Redemption. The Series 2026 Bonds are not subject to redemption at the option of the Issuer prior to August 1, [____], except as described below. The Series 2026 Bonds are subject to redemption prior to maturity at the option of the Issuer, in whole or in part, on any date on or after August 1, [____] at the redemption price equal to the principal amount being redeemed, plus accrued interest thereon to the date of redemption.

(d) Extraordinary Optional Redemption at Par. In the event there are funds in the Series 2026 Account of the Project Fund upon completion of the Improvements, or which the Issuer in its sole discretion at any time determines are not necessary or desirable for completion of the Improvements, the Trustee shall, at the direction of the Issuer, first deposit such funds in the Series 2026 Account of the Reserve Fund to the extent of any deficiency therein, and any remaining amount shall be deposited in the Series 2026 Account of the Bond Fund and used to pay debt service on the Series 2026 Bonds, and may at the option of the Issuer be used to redeem Series 2026 Bonds, prior to maturity, in whole or in part at any time, at a price equal to the principal amount thereof plus accrued interest to the date of redemption. The Series 2026 Bonds to be redeemed pursuant to such redemption will be selected from each maturity of the Series 2026 Bonds on a reasonably proportionate basis, based upon the ratio of the outstanding principal amount of each such maturity to the outstanding principal amount of all Series 2026 Bonds.

(e) Mandatory Redemption of Term Bonds. The Series 2026 Bonds maturing on August 1, [____] shall be subject to mandatory redemption (except for the final installment due at maturity, which is not a redemption) in part by the Issuer at a redemption price equal to the unpaid principal amount thereof plus accrued interest thereon to the redemption date, on August 1 in the years and in the principal amounts set forth below:

<u>Year</u>	<u>Principal Amount</u>
*	\$

*Maturity

The Series 2026 Bonds maturing on August 1, [____] shall be subject to mandatory redemption (except for the final installment due at maturity, which is not a redemption) in part by the Issuer at a redemption price equal to the unpaid principal amount thereof plus accrued interest thereon to the redemption date, on August 1 in the years and in the principal amounts set forth below:

<u>Year</u>	<u>Principal Amount</u>
*	\$

*Maturity

If as of any date the Issuer shall have discharged, whether through purchase for cancellation, redemption or otherwise, Series 2026 Bonds of a maturity in excess of the aggregate mandatory redemption requirements to but not including such date, such excess of Series 2026 Bonds of such maturity so discharged and not previously applied as a credit as described in this paragraph shall be credited over such of the remaining mandatory redemption dates for such Series 2026 Bonds as the Issuer shall determine, and shall reduce the amount of such Series 2026 Bonds of such maturity otherwise subject to mandatory redemption on such date(s). Provided, however, that no such excess shall be credited to the amount of Series 2026 Bonds subject to mandatory redemption on a particular August 1 after the selection of Series 2026 Bonds to be redeemed on such date has been made.

(f) Sale Price of Series 2026 Bonds to Underwriter: \$_____ (par, minus Underwriter's discount of \$_____, minus original issue discount of \$_____ plus original issue premium of \$_____).

(g) Reserve Fund Requirement: \$_____

(h) Application of Proceeds of Series 2026 Bonds:

Deposit to Series 2026 Account of Bond Fund	\$_____
Deposit to Series 2026 Account of Reserve Fund	\$_____
Deposit to Series 2026 Account of Project Fund	\$_____
Deposit to Series 2026 Account of Cost of Issuance Fund	\$_____

(i) Costs of Issuance to be paid from Series 2026 Account of Cost of Issuance Fund:

Public Resources Advisory Group, Inc.	\$
Nabors, Giblin & Nickerson, P.A.	\$
Caldwell Pacetti Edwards Schoech & Viator LLP	\$
The Bank of New York Mellon Trust Company, N.A.	\$
Digital Assurance Certification, LLC	\$
ImageMaster LLC	\$

The above terms and provisions relating to the Northern Palm Beach County Improvement District Water Control and Improvement Bonds, Unit of Development No. 54, Series 2026, are hereby approved pursuant to the authority granted by a resolution adopted by the Board of Supervisors on October 28, 2026.

**NORTHERN PALM BEACH COUNTY
IMPROVEMENT DISTRICT**

By:_____

Its:_____

Date:[_____], 2026.



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: October 28, 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:

Florida Association of Special Districts
Safety Council of Palm Beach County

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

Unit No. 2C	Alton
Unit No. 3	Horseshoe Acres/Square Lake
Unit No. 3A	Woodbine
Unit No. 5A	Vista Center of Palm Beach
Unit No. 5B	Baywinds
Unit No. 7	Dyer Boulevard
Unit No. 9	Admirals Cove West
Unit Nos. 9A/9B	Abacoa I & II
Unit No. 11	PGA National
Unit No. 14	Eastpointe
Unit No. 15	Villages of Palm Beach Lakes
Unit No. 18	Ibis Golf & Country Club
Unit No. 21	Old Marsh
Unit No. 23	The Shores
Unit No. 31	BallenIsles Country Club

3. Ken Roundtree attended a Safety Council of Palm Beach County Board Meeting held at Tropical Shipping in West Palm Beach on October 21.

Training

1. Katie Roundtree and Laura Ham participated in a CPE webinar sponsored by FGFOA entitled, "Revisiting Pensions & OPEB Disclosures" on September 17.
2. Jay Kneiss attended the FASD 2026 Education Leadership Workshop, sponsored by the FASD Education Foundation (FEF) and held at the Marriott Hutchinson Island Resort from October 5-7.
3. Matt Lee attended the FASD Certified District Manager Program, sponsored in collaboration with the Florida Institute of Government. The program took also took place at the Marriott Hutchinson Island Resort from October 5-9.
4. Katie Roundtree and Laura Ham participated in a CPE webinar sponsored by FGFOA entitled, "Cyber Risks 2026/PCI Readiness and Compliance" on October 15.
5. Katie Roundtree and Laura Ham participated in several CPE webinars sponsored by CBIZ from October 6 through October 27.
6. Several members of Northern's Staff participated in CPR and AED Training, sponsored by Safety Council of Palm Beach County and held on October 15 and October 27, due to class size limitations.

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.

*The publisher also chose to run the Northern Notes article in another local publication serving multiple communities.

NORTHERN NOTES

By, Katie Roundtree, Director of Finance and Administration
Northern Palm Beach County Improvement District

What is a Special District?



19th c. image of Franklin as firefighter.(USHistory.org)

Special districts are a form of government created for a specific purpose and can only do what is authorized in their charters or enabling legislation. Florida Statutes define a special district as "... a unit of local government created for a special purpose, as opposed to a general purpose, which has jurisdiction to operate within a limited geographic boundary and is created by general law, special act, local ordinance, or by rule of the Governor and Cabinet." (Section 189.012(6), Florida Statutes) Special districts have limited powers specifically given to them, such as water control, fire, airport, health care, etc. In contrast, municipalities and counties have broad powers and can provide whatever services are needed within their geographical boundary, except when expressly prohibited by law.

Municipalities and counties operate only within their specific geographical areas. Special districts are similar in that they have a specific geographic area; however, that area can span multiple municipalities or counties. Northern Palm Beach County Improvement District overlaps eight cities and unincorporated Palm Beach County. The South Florida Water Management District is a special district that manages water resources in the southern half of the state, covering 16 counties from Orlando to the Florida Keys. Every parcel of land in Florida is served by at least one special district.

Special districts date back to 1736. Benjamin Franklin established the first special district on December 7, 1736, when he created the Union Fire Company of Philadelphia, a volunteer fire

department. Residents in a specific neighborhood paid a fee to receive fire protection services. Any resident who did not pay the fee had no fire protection services.

The first special district in Florida began in 1822. It was created to establish and maintain public roads. The first road districts had no taxing authority and met their labor needs through conscription (mandatory enlistment). Men failing to report to work were fined one dollar per day.

In 1845, soon after Florida became a state, the legislature established the first special district by special act. Five commissioners were empowered to drain the "Alachua Savannah." That district levied the first special assessments on landowners to finance the project based on the number of acres owned and the benefit derived.

There are currently about 1,900 special districts in Florida. Some special districts operate in multiple counties, such as the Water Management Districts. Other special districts serve small neighborhoods, helping residents develop and maintain common areas. Together, they show how special districts serve specific needs across the state.

Many of these are Community Development Districts created to issue bonds and construct infrastructure for one specific area/housing development. Board members are initially appointed by the developer, with residents assuming seats as the development is sold out.

Special districts are funded through assessments that can be either ad valorem or non ad valorem. Ad valorem assessments are based on the property's value (value times a millage rate). Non ad valorem assessments are not based on the property's value; instead, they are based on the benefit derived for each parcel and the budgeted amount to be collected from those benefits. Property can be assessed at the same amount for multiple parcels, or at different amounts based on the benefits derived (e.g., residential, commercial, or industrial).

Special districts, municipalities, and counties have governing bodies, such as councils or boards, responsible for making rules and approving the budget. Some are popularly elected on the County election ballot, while landowners elect others at the district offices.

Here are some of the services that special districts provide:

- Community Development Districts and Improvement Districts - Allow new residential, commercial and industrial developments to occur by financing, building and maintaining common infrastructure and facilities (for example, roads, landscaping, water and sewer lines, street lighting, and drainage systems).

- Redevelopment Agencies - Attract businesses and retail establishments to specific areas by redeveloping, improving and maintaining commercial areas and facilities (for example, sidewalks, building facades, bicycle lanes, parking facilities, signs, and roadways).
- Fire, Health Care and Water Control Districts - Protect life and property by providing fire control and rescue, flood control, and emergency medical services.
- Airport, Port and Transit Authorities -Provide major infrastructure and facilities serving large areas (for example, airports, roads and bridges, expressways, seaports, waterways, and utility systems).
- Library and Beach Districts - Help make Florida a desirable place to live, work and visit by providing civic, health, educational, conservation, parks, sports, and recreational facilities.

If you'd like more information on special districts in Florida, please go to the Florida Department of Economic Opportunity's Special District Accountability Program, found at <https://floridajobs.org/community-development/community-planning/special-districts/special-district-accountability-program>.

NPDES Tip: Please do not put any excess oils, paints or solvents into lakes, canals, or storm drains! They go directly into the ground water supply.



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: October 28, 2026

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

RE: Engineering Review Committee Meeting Report

The Engineering Review Committee met on October 14, 2026, and discussed the following items:

- a) Unit No. 3 – Horseshoe Acres/Square Lake**
Unit No. 49 – Northern Palm Beach County Business Park
Discuss City of Palm Beach Gardens Annexation Request

Background

On September 3, 2026, the attached email was received from Todd Engle, City Engineer for Palm Beach Gardens, requesting the annexation of five parcels of property owned and maintained by Northern. The properties are illustrated on the attached map provided in the email as well and are located within Unit 3, Horseshoe Acres and Unit 49, Northern Palm Beach County Business Park. Based on the information provided, there are no impacts to Northern regarding this request.

Fiscal Impact

There are minimal fiscal impacts with this item. Staff and legal fees associated with this item should be minimal and will be charged to the respective Units.

Recommendation

Northern Staff is seeking Committee recommendation to the Board regarding this request.

ERC Action

After presentation by Dan Beatty and Kenneth Edwards, a general discussion followed and the Committee recommended the following:

The City of Palm Beach Gardens should provide a funding mechanism via agreement to compensate Northern for administrative cost associated with their request. In addition, the City should provide approval from the adjacent property owners regarding the annexation, as well as the reason for the annexation request. If accepted by Northern's Board, a letter will be drafted by Staff advising the City of these requirements.

b) Unit No. 11 – PGA National

Discuss Landowner Request for Amendment to Plan of Improvements

Background

On September 4, 2026, the attached letter was received from the PGA Property Owners Association (POA). The POA is proposing significant renovations within property owned by Northern as well as property owned by the POA. These modifications include landscaping, retaining walls, irrigation, outdoor lighting, as well as other miscellaneous improvements more specifically described in their letter.

The existing Plan of Improvements for Unit 11, PGA National, as well as subsequent amendments, do not include the provisions for the requested improvements. For Northern to fund and construct and/or assist with the construction of the requested enhancements, an amendment to the Plan of Improvements will be required.

Fiscal Impact

The POA has requested the use of Unit No. 11- PGA National's undesignated reserve funds for the administrative cost of preparation and execution of the amendment. However, the issuance of debt to fund various large maintenance projects in the near future, as well as any enhancements as a result of this request, is highly likely since those reserve funds are not sufficient to fund all the projects needed in the near future.

Recommendation

Northern Staff is seeking Committee direction with respect to the PGA Property Owners Association request.

ERC Action

After presentation by Dan Beatty and Kenneth Edwards, a general discussion followed, and the Committee recommended the following:

Proceed with meetings to discuss a potential Amendment to the Plan of Improvements and authorize the use of reserve funds for Northern's administrative cost associated with this initial endeavor.

c) Unit No. 19 – Regional Center
Discuss Landowner Conveyance and Annexation Request

Background

This item was brought to the Committee on February 11, 2026 (see attached Executive Summary) and considered by the Board on February 25, 2026, for the execution of a Funding Agreement to determine the feasibility of the subject property for conveyance and annexation. As a result of the Board action and receipt of funds, Northern Staff commissioned the firm of Anderson & Carr, Inc. to conduct an appraisal for the value of said property. The appraisal was completed and provided to Northern on September 8, 2026 (see attached appraisal).

In addition, the landowner was to provide a drainage study to determine the impacts of the proposed development on the existing stormwater management system. As of this time, we have not received the stormwater management analysis.

Fiscal Impact

Any proceeds received by the sale of Northern's property would be used to offset future maintenance assessments for all of the landowners within Regional Center. In addition, the Board has typically required the landowners of a parcel requesting to be included within an established Unit of Development to pay the portion of assessments that would have been charged to the parcel since the inception of the Unit. In this case, the 3.6 acre property could be required to pay approximately \$265,000. These prior year assessments would also be used to offset future assessments for the landowners within the Unit.

Recommendation

Northern Staff is seeking Committee recommendation to the Board regarding this request.

ERC Action

After presentation by Dan Beatty, Kim Leser and Kenneth Edwards, a general discussion followed, and the Committee recommended the following:

Request that Northern's Board appoint a Board Member liaison to meet with the development team along with Northern Staff and consultants to determine an appropriate value of the property as well as to resolve other Engineering and development concerns.

From: Todd Engle <tengle@pbgfl.gov>

Sent: Wednesday, September 23, 2026 3:01 PM

To: Danvers Beatty <Danvers@npbcid.org>

Cc: Ross E. Gilmore <regilmore@pbgfl.gov>; Max Lohman <mlohman@pbgfl.gov>; Kenneth W. Edwards Esquire <edwards@caldwellpacetti.com>; Martin Fitts <mfitts@pbgfl.gov>

Subject: Initiation of Annexation Process – Five (5) Properties / Coordination with Legal

Hi Dan,

Per our conversation yesterday, the City would like to officially initiate the annexation process for the five (5) parcels detailed in the attached exhibits. The process would be a voluntary annexation in which the City would handle. I have copied Max Lohman, our City Attorney, on this email so that he can begin coordinating directly with your legal team to get the ball rolling. Please review the attached exhibits and let us know what initial documentation or steps you need from our end to help move this process along efficiently.

Thank you, and we look forward to working together on this.

ك



Todd B. Engle, P.E.

City Engineer

office: (561) 804-7012 | **site:** www.pbgfl.gov

address: 10500 N. Military Trail | Palm Beach Gardens, FL 33410

CITY OF PALM BEACH GARDENS E-MAIL DISCLAIMER
PLEASE NOTE:

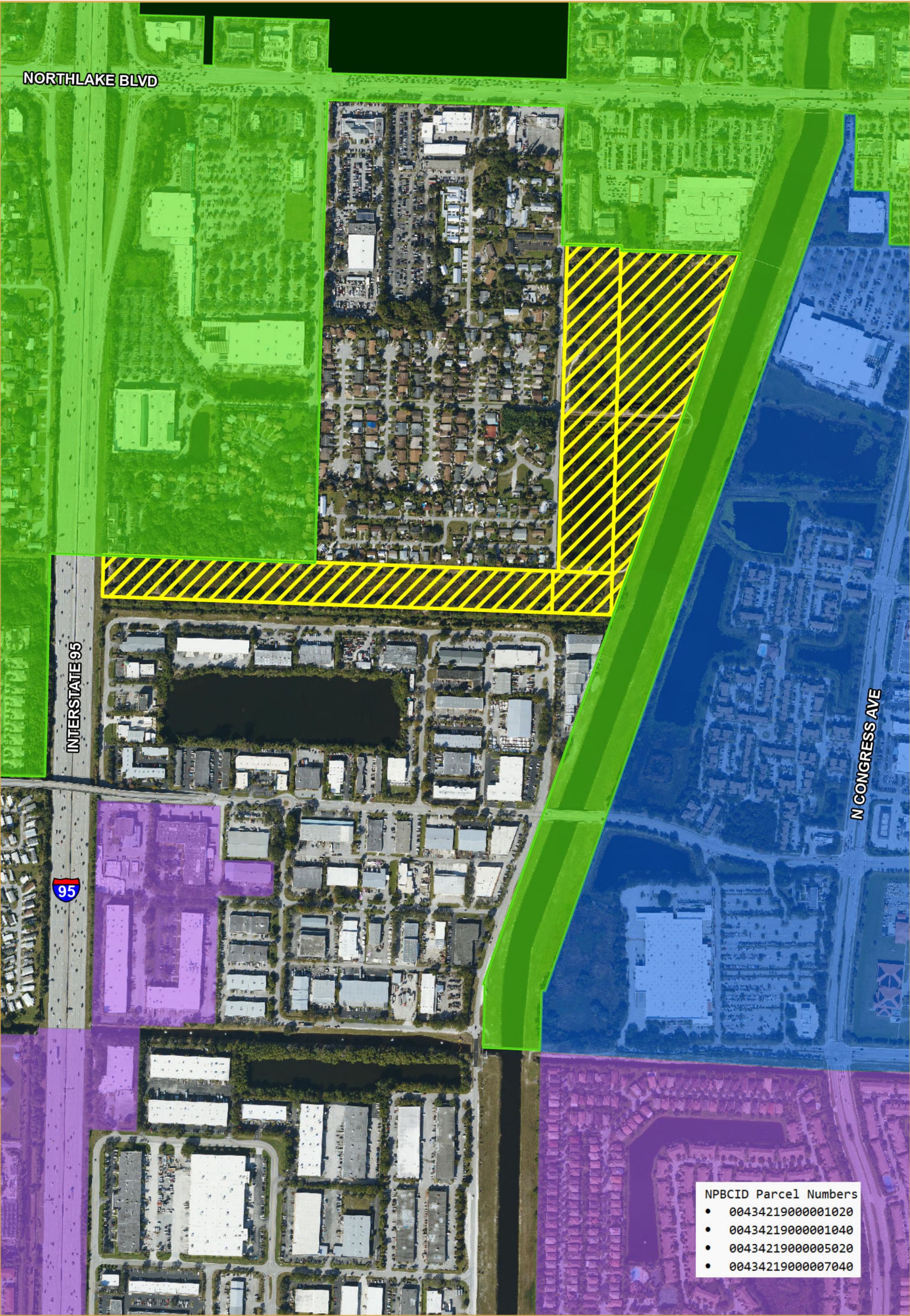
Florida has a very broad public records law. Most written communications to or from local officials regarding city business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.



NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT CANAL
Horseshoe Acres

- MUNICIPAL BOUNDARY
- UNINCORPORATED PBC
- HORSESHOE ACRES CANAL
PCN 52-42-42-23-01-000-1470





NORTHLAKE BLVD

INTERSTATE 95

95

N CONGRESS AVE

- NPBCID Parcel Numbers
- 00434219000001020
 - 00434219000001040
 - 00434219000005020
 - 00434219000007040



NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT PARCELS
Adjacent to C-17 Canal

- LAKE PARK
- RIVIERA BEACH
- PALM BEACH GARDENS
- NPBCID PARCELS



0 200 400 800 1,200 1,600 US Feet

Created December 4, 2025
Source: PBG GIS Department



PGA PROPERTY OWNERS ASSOCIATION, INC.

9/4/2026

Northern Palm Beach County Improvement District
Attention: C. Danvers Beatty, Executive Director
359 Hiatt Drive, Palm Beach Gardens, Florida 33418

Mailed to the above address and emailed to: danvers@npbcid.org

In re: NPBCID Unit of Development No. 11 (PGA)

Dear Dan,

As you are aware from our discussions, the PGA Property Owners Association (the "Association") is considering a Master Plan project (the "Project") to substantially renovate and update PGA National including the property owned by the Association and including property owned by and/or within the easements of Northern Palm Beach County Improvement District (the "District"). The Association has selected Urban Design as the land planner/landscape designer to develop plans for the Project.

In conjunction with these modifications, there are several components of the Project that the Association may like Northern Palm Beach County Improvement District (Northern) to carry out in order to assist the Association. These components are as follows, namely:

- (1) modify the landscaping throughout PGA National (including but not limited to trees and shrubs, flowers and turf, soil and mulch, grading and drainage, retaining walls, irrigation, outdoor lighting, and structural and decorative stones, boulders, gravel, and pebbles). The "ellipse" at the resort entrance is a priority with respect to this.
- (2) modify the guardhouses and entry gates at the intersections of PGA National and Ryder Cup Blvd, Northlake Blvd and Ryder Cup Blvd, Avenue of the Masters and Avenue of the Champions, and Tournament Blvd and Avenue of the Champions
- (3) modify/upgrade roadways, overpasses and sidewalks
- (4) modify entry monuments at the Northlake/Ryder Cup and PGA Blvd/Avenue of the Champions entrances
- (5) add entry monuments at the PGA Blvd/Ryder Cup entrance

(6) other items that fall within the plans developed by the land planner/landscape architect and that are located within District property and/or easements

The Association is aware that one or more of the above components may require Northern to amend its current Unit of Development No. 11 Plan of Improvements (POI). Therefore, please accept this letter as a request by the Association to NPBCID for NPBCID to commence coordinating with the Association for such information that Northern may require in order to take such actions as Northern sees fit to amend the POI and possibly the Unit's Report of Engineer to allow NPBCID to assist the Association with its entry way modification Project.

We also request that excess reserves from the 2025/2026 Unit 11 budget be used to fund the cost of any administrative, legal, engineering or other fees associated with processing the application

Sincerely,



James V. Kraus, President
PGA Property Owners Association, Inc.



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: Ellen T. Baker
Brian J. LaMotte

DATE: February 11, 2026

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

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

RE: Unit of Development No. 19 – Regional Center
Discuss Landowner Conveyance and Annexation Request

Background

A1A, LLC and their engineer requested Northern Staff review the feasibility of the sale of a 4.9-acre Water Management Tract (WMT) owned by Northern within the Unit. A1A, LLC is within the inspection period of a Purchase & Sale Agreement for the 3.6 acres of existing church property located just outside the NW corner of the Unit 19 boundary. As a part of the Agreement, A1A, LLC would be required to construct a new church facility on 0.50 acres of the 3.6-acre property it wishes to purchase, with the future use of the remaining property undesignated at this time.

The purpose of their request is to allow reduced and/or removal of setbacks and buffers required by the City of Palm Beach Gardens between properties. The intent is to utilize the lake as an amenity by regrading slopes and adding a lighted lake pathway and connection to Downtown at the Gardens. This WMT is a part of the Unit 19 master Water Management System (WMS) and, as such, would not be approved for a reduction in either stormwater storage or stormwater conveyance. A1A, LLC's intent would be to provide a Water Management Easement (WME) over the lake to provide Northern the right to review and permit any modification of the referenced WMT.

In addition to the sale of the WMT, A1A, LLC, is requesting that Northern annex the 3.6 acres of property into Unit 19. Stormwater runoff from the existing church property is currently directed through the Cabana Colony Subdivision. This would require an analysis of the Unit 19 master WMS, modification to the SFWMD Permit and an amendment to the Unit 19 Plan of Improvements in order to move forward with annexation and provide a drainage connection to the 3.6-acre property.

Fiscal Impact

The developer (A1A, LLC) would enter into a Funding Agreement with Northern to cover the costs associated with Staff and General Counsel coordination and review of the request.

Recommendation

Northern Staff is seeking Committee direction on whether to enter into a Funding Agreement with A1A, LLC to determine the feasibility of their property conveyance and annexation request.

Kim Leser

From: Greg Fagan <greg@sfcei.com>
Sent: Tuesday, December 23, 2025 11:41 AM
To: Kim Leser
Cc: George Elmore; Bud Alvarez; Danvers Beatty; Greg Fagan
Subject: Re: PBG Baptist Church Property - SE corner of ALT A1A & Atlantic Road (North of Gardens Parkway)
Signed By: greg@sfcei.com

Our client, Atlantic A1A, LLC is under contract to purchase the 3.6 acre church property. The contract requires building the church a new church building on approximately 0.5 acres of the overall property, provide an endowment to the church for sustained operations, and provide extra parking on site in a parking structure for gatherings. The lake will also be a visual and recreational amenity for the church. The zoning for the overall property will need to be modified from the existing institutional use to a future use to be determined by the City.

The desire is to improve the visual esthetics of the lake so it can be used as a passive and visual amenity for the ultimate future use of this church property. The ability to walk directly to Downtown Gardens is a desired amenity. Atlantic A1A would like to construct a lighted 5' wide walking pathway around the lake which requires regrading the lake banks, new sod, possible replacement of aquatic vegetation and modified irrigation or new irrigation. Atlantic A1A will annex the overall church property into the NPBIID Improvement District area and will dedicate an easement to NPBIID over the entire lake area as required. Atlantic A1A will maintain the lake in perpetuity as part of the future development. The new church 0.5 acre property will be not responsible for the lake maintenance. Any existing utilities, irrigation, electrical systems will be additionally given any required easements.

The proposed enhancements also include the following:

Trimming existing trees of the understory to provide 360 views from all sides of the lake.

Trimming existing scrub palmetto and cabbage palms.

Removing any existing trees that prevent normal lake maintenance equipment access.

Possible replacement of aquatics with lower height or trimming.

Construction of a 5' paved/concrete walking pathway that is additionally lighted for security and safety.

Replacement of existing fountains into lighted fountains.

Obtaining any and all City and NPBIID permits required for the above.

The future use of the property is not designated by the City at this time. The property will most likely be some form of either commercial, residential, office, mixed use, life care

facility, private/charter school or corporate headquarter facility. A structured parking garage will also be needed. The City has voiced a desire to improve the visual esthetics and landscaping of this property as it is one of the major transportation windows into the mall regional shopping , office and entertainment center for the City and North County.

We understand that there will be a Funding Agreement necessary by NPBID if the above request is acceptable to the Board. Please advise us if the above request is acceptable to move forward to the next step.

Thank you,

Gregory J. Fagan, PE

On Nov 25, 2025, at 4:36 PM, Kim Leser <kim@npbcid.org> wrote:

Good late afternoon Greg. I spoke with our General Counsel and Executive Director about your request to purchase the Northern owned lake adjacent to PBG Baptist Church Property - SE cornet of ALT A1A & Atlantic Road (North of Gardens Parkway) and was advised that an official request with more details of what is being requested would need to be provided such that Northern's Board of Supervisors can provide direction on whether to advise Northern Staff to proceed with further research and coordination. A Funding Agreement to cover the cost of the research and coordination would likely be needed before Staff was able to proceed as well. If you wish to move this request forward, please provide the requested information accordingly. Thank you and Happy Thanksgiving.

Thank you,
Kimberly A. Leser, PE
District Engineer
Northern Palm Beach County Improvement District
359 Hiatt Drive
Palm Beach Gardens, FL 33418
(561) 624-7830 Phone
(561) 624-7839 Fax
kim@npbcid.org
www.npbcid.org

Confidentiality Note:

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-----Original Message-----

From: Danvers Beatty <Danvers@npbcid.org>
Sent: Wednesday, November 19, 2025 7:25 AM
To: Kim Leser <kim@npbcid.org>
Subject: FW: PBG Baptist Church Property - SE corner of ALT A1A & Atlantic Road (North of Gardens Parkway)

-----Original Message-----

From: Greg Fagan <greg@sfcei.com>
Sent: Tuesday, November 18, 2025 3:49 PM
To: Danvers Beatty <Danvers@npbcid.org>
Cc: George Elmore <gteharvey@aol.com>; Greg Fagan <greg@sfcei.com>; Alvarez Bud <bud@hardrivespaving.com>
Subject: PBG Baptist Church Property - SE corner of ALT A1A & Atlantic Road (North of Gardens Parkway)

Our client is under contract with the church to redevelop the existing property and construct a new church. We would like to regrade, shape, re-landscape, and improve the maintenance of the lake while making this lake more of an esthetic feature for the future use of the church property.

It is our understanding that NPBID owns and maintains this lake if this factually correct. If so, our client would be willing to purchase the lake and simultaneously dedicate a drainage easement in favor of NPBID. We would also like to discuss the drainage of the church property as it appears to discharge north into the adjacent Atlantic Road swale.

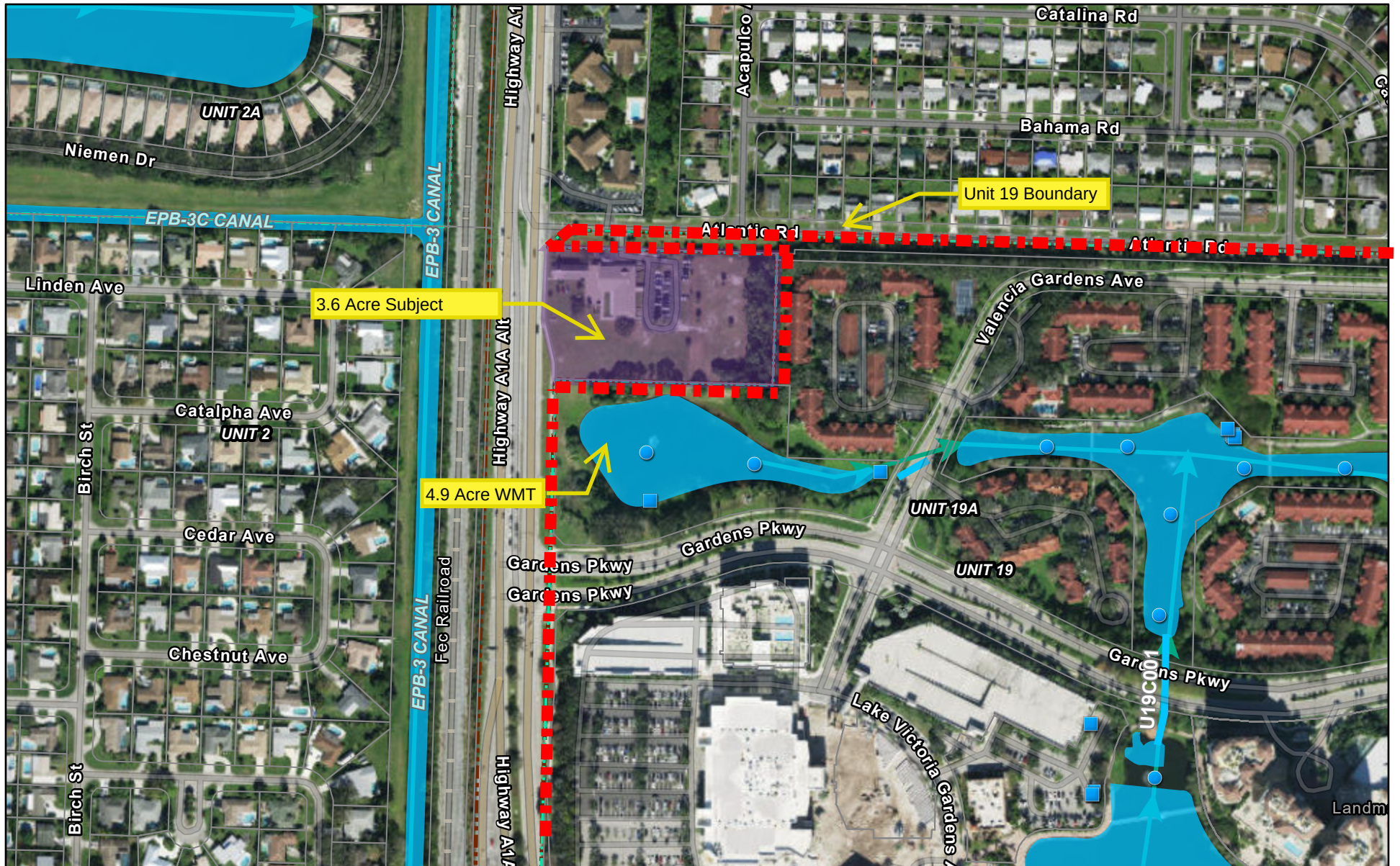
Please let us know your availability to meet or give me a call on my cell phone, (561)714-3054, so we can discuss the above.

Thank you for your consideration in this matter.

Greg Fagan, PE

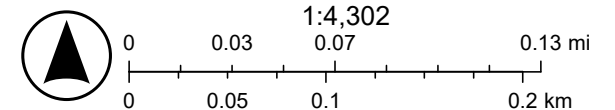
Sent from my iPhone

ArcGIS Web Map



1/26/2026, 12:52:56 PM

- | | | | |
|----------------|-------------------|-----------------|------------------------------|
| Aerators | Northern culverts | Unit boundaries | Surface water flow direction |
| Control panels | Interconnect | Unit Overlay | One Direction |
| | Canal names | Unit | |
| Parcels | Water bodies | | |



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, State of Florida, Vantor

**APPRAISAL OF
A 4.89 ACRE WATER MANAGEMENT TRACT
LOCATED AT THE
NORTHEAST CORNER OF ALTERNATE A1A
AND GARDENS PARKWAY
PALM BEACH GARDENS, FLORIDA 33410**

FOR

**C. DANVERS BEATTY, P.E., M.P.A.
NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT**

BY

**ROBERT B. BANTING, MAI, SRA
CERT GEN RZ4**

AND

**BEAU M. ARNOLD
CERT GEN RZ2937**

WITH

**ANDERSON & CARR, INC.
2801 EXCHANGE COURT
WEST PALM BEACH, FLORIDA 33409**

**DATE OF INSPECTION: SEPTEMBER 7, 2026
DATE OF REPORT: SEPTEMBER 8, 2026
CURRENT DATE OF VALUE: SEPTEMBER 7, 2026**

**A&C JOB NO.: 2260359.000
CLIENT REFERENCE: NEC ALTERNATE A1A AND GARDENS PARKWAY - P.O. NO. 26-1243**



September 8, 2026

C. Danvers Beatty
P.E., M.P.A.
Northern Palm Beach County Improvement District
359 Hiatt Drive
Palm Beach Gardens, FL 33418

Dear Mr. Beatty:

Pursuant to your request, we have personally appraised the real property being a 4.89 acre parcel of vacant land that has been excavated and improved for use as a water management tract. The entirety of the site is encumbered by a drainage easement. As such, the site, as it now sits, cannot be legally or physically developed on a stand-alone basis. The site was dedicated to the Northern Palm Beach County Improvement District in July 1986 (OR Book 5072, Page 354) and serves as part of the master drainage for the area surrounding the Gardens Mall located just to the southeast. The subject property is located at the northeast corner of Alternate A1A and Gardens Parkway within the municipal boundaries of the City of Palm Beach Gardens. The subject property has no street address.

The purpose of this appraisal is to estimate the market value of the fee simple estate of the subject property as of September 7, 2026. The intended use of the report is to assist the client and intended user in establishing a purchase or selling price. The intended user of this appraisal report is Northern Palm Beach County Improvement District. This report has been prepared for no other purpose and for use by no other person or entity than for use by the client for the purpose stated herein. Any other use of this appraisal is considered a misuse and thus the appraisers will not be held responsible for any outcome associated with use by another entity or for another purpose.

Extraordinary Assumption

This appraisal involves the use of an extraordinary assumption. An extraordinary assumption assumes uncertain information used in analysis which, if found to be false, could alter the appraiser's opinions or conclusions. The use of an extraordinary assumption in appraisal practice can have significant impacts on value conclusions and the use of the extraordinary assumption herein may have affected assignment results.

An extraordinary assumption was used in the process of this appraisal as follows:

The site as it sits has been excavated for water management purposes and there is currently a large pond on the site. It is the appraisers understanding that, as part of the existing water management system for the general area surrounding the Palm Beach Gardens Mall, the subject is encumbered by a drainage easement. It is our understanding that the pond can be modified for drainage purposes, but the drainage easement would prevent filling the site for any building development.



C. Danvers Beatty
Page 2
September 8, 2026

We have utilized the sales comparison approach to value; the most common method used for valuing properties such as the subject property.

As a result of our analysis, we have developed an opinion that the market value of the fee simple estate (as defined in the report), subject to the definitions, certifications, and limiting conditions set forth in the attached report, as of September 7, 2026 was:

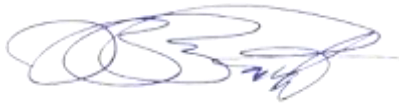
**CURRENT MARKET VALUE
(AS-IS):**

\$1,100,000

This letter must remain attached to the report, which contains 65 pages plus related exhibits, in order for the value opinion set forth to be considered valid. Your attention is directed to the General Limiting Conditions contained within this report.

Respectfully submitted,

ANDERSON & CARR, INC.



Robert B. Banting, MAI, SRA
Cert Gen RZ4



Beau M. Arnold
Cert Gen RZ2937

RBB/BMA:cmp

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Qualifications for Robert B. Banting, MAI, SRA, Cert Gen RZ4

Qualifications for Beau M. Arnold, Cert Gen RZ2937

Addendum:



SUMMARY OF IMPORTANT FACTS AND CONCLUSIONS

Client:	C. Danvers Beatty, P.E., M.P.A. Northern Palm Beach County Improvement District
Intended User	Northern Palm Beach County Improvement District
Intended Use:	Establishing a purchase or selling price
Taxpayer of Record:	Northern Palm Beach County Improvement District
Property Rights Appraised:	Fee simple estate
Extraordinary Assumptions:	Please see Extraordinary Assumptions on page 6
Hypothetical Conditions:	None
Unusual Market Externality:	None
Location:	Site is located at the northeast corner of Alternate A1A and Gardens Parkway within the municipal boundaries of the City of Palm Beach Gardens.
Site/Land Area:	The subject site contains 213,074 square feet or 4.89 acres.
Zoning:	PCD (Planned Community Development) by Palm Beach Gardens
Land Use Plan:	RH (Residential High Density) by Palm Beach Gardens
Flood Zone & Map Reference:	Zone X (unshaded), Community Panel Number 12099C0376G, effective date of December 20, 2024
Census Tract:	0003.04
Current Use:	Drainage/retention
Highest and Best Use:	Drainage/retention



Exposure Time: 6 to 12 months

Marketing Time: 6 to 12 months

Estimated Property Values:

Value via Cost Approach: N/A
Value via Income Capitalization Approach: N/A
Value via Sales Comparison Approach: \$1,100,000

**CURRENT MARKET VALUE
(AS-ENCUMBERED):** **\$1,100,000**

Date of Inspection: September 7, 2026
Date of Report: September 8, 2026
Date of Value: September 7, 2026

Appraisers: Robert B. Banting, MAI, SRA
Cert Gen RZ4

Beau M. Arnold
Cert Gen RZ2937



CERTIFICATION

I certify that, to the best of my knowledge and belief:

The statements of fact contained in this report are true and correct.

The reported analyses, opinions, and conclusions are limited only by the reported general limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, conclusions, and recommendations.

I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three year period immediately preceding acceptance of this assignment.

I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved.

I have no bias with respect to any property that is the subject of this report or to the parties involved with this assignment.

My engagement in this assignment was not contingent upon developing or reporting predetermined results. This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.

The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

Beau M. Arnold has made a personal inspection of the property that is the subject of this report. Robert B. Banting, MAI, SRA has not made a personal inspection of the property that is the subject of this report.

As of the date of this report, Robert B. Banting, MAI, SRA has completed the continuing education program of the Appraisal Institute.

No one provided significant real property appraisal or appraisal consulting assistance to the person signing this certification.



Robert B. Banting, MAI, SRA
Cert Gen RZ4
rbanting@andersoncarr.com
561-833-1661



Beau M. Arnold
Cert Gen RZ2937
barnold@andersoncarr.com
561-833-1661



GENERAL LIMITING CONDITIONS

1. Unless otherwise stated, the value appearing in this appraisal represents our opinion of the market value or the value defined as of the date specified. Values of real estate are affected by national and local economic conditions and consequently will vary with future changes in such conditions.
2. Possession of this report or any copy thereof does not carry with it the right of publication nor may it be used for other than its intended use. The physical report(s) remains the property of the appraiser for the use of the client. The fee being charged is for the analytical services only. The report may not be copied or used for any purpose by any person or corporation other than the client or the party to whom it is addressed, without the written consent of an officer of the appraisal firm of Anderson & Carr, Inc. and then only in its entirety.
3. Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations efforts, news, sales or other media without written consent and approval of an officer of Anderson & Carr, Inc. nor may any reference be made in such public communication to the Appraisal Institute or the MAI, SRA or SRPA designations.
4. The appraiser may not divulge the material contents of the report, analytical findings or conclusions, or give a copy of the report to anyone other than the client or his designee, as specified in writing except as may be required by the Appraisal Institute, as they may request in confidence for ethics enforcement or by a court of law or body with the power of subpoena.
5. Liability of Anderson & Carr, Inc. and its employees is limited to the fee collected for the appraisal. There is no accountability or liability to any third party.
6. It is assumed that there are no hidden or unapparent conditions of the property, sub-soil, or structures which make it more or less valuable. The appraiser assumes no responsibility for such conditions or the engineering which might be required to discover these facts.
7. This appraisal is to be used only in its entirety. All conclusions and opinions concerning the analysis which are set forth in the report were prepared by the appraisers whose signatures appear on the appraisal report. No change of any item in the report shall be made by anyone other than the appraiser and the appraiser and firm shall have no responsibility if any such unauthorized change is made.
8. No responsibility is assumed for the legal description provided or other matters legal in character or nature, or matters of survey, nor of any architectural, structural, mechanical, or engineering in nature. No opinion is rendered as to the title which is presumed to be good and merchantable. The property is valued as if free and clear of any and all liens and encumbrances and under responsible ownership and competent property management unless otherwise stated in particular parts of the report.
9. No responsibility is assumed for accuracy of information furnished by or from others, the clients, their designee, or public records. We are not liable for such information or the work of subcontractors. The comparable data relied upon in this report has been confirmed with one or more parties familiar with the transaction or from affidavit when possible. All are considered appropriate for inclusion to the best of our knowledge and belief.



10. The contract for appraisal, consultation or analytical service is fulfilled and the total fee payable upon completion of the report. The appraiser or those assisting the preparation of the report will not be asked or required to give testimony in court or hearing because of having made the appraisal in full or in part; nor engaged in post-appraisal consultation with client or third parties, except under separate and special arrangement and at an additional fee.
11. The sketches and maps in this report are included to assist the reader and are not necessarily to scale. Various photos, if any, are included for the same purpose and are not intended to represent the property in other than actual status as of the date of the photos.
12. Unless otherwise stated in this report, the appraisers have no reason to believe that there may be hazardous materials stored and used at the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.
13. If applicable, the distribution of the total valuation of this report between land and improvements applies only under the existing program of utilization. The separate valuations for land and building must not be used in conjunction with any other appraisal, no matter how similar and are invalid if so used.
14. No environmental or impact studies, special market studies or analysis, highest and best use analysis study or feasibility study has been requested or made unless otherwise specified in an agreement for services or in the report. Anderson & Carr, Inc. reserves the unlimited right to alter, amend, revise or rescind any of the statements, findings, opinions, values, estimates or conclusions upon any previous or subsequent study or analysis becoming known to the appraiser.
15. It is assumed that the property is in full compliance with all applicable federal, state, and local environmental regulations and laws unless the lack of compliance is stated, described, and considered in this appraisal report.
16. The value estimated in this appraisal report is gross without consideration given to any encumbrance, lien, restriction, or question of title, unless specifically defined. The estimate of value in the appraisal report is not based in whole or in part upon the race, color, or national origin of the present owners or occupants of the properties in the vicinity of the property appraised.
17. It is assumed that the property conforms to all applicable zoning, use regulations, and restrictions unless a nonconformity has been identified, described, and considered in this appraisal report.
18. It is assumed that all required licenses, certificates of occupancy, consents, and other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the opinion of value contained in this report is based.



19. It is assumed that the use of the land and improvements is confined within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.

20. This appraisal report has been prepared for the exclusive benefit of the client and intended users, Northern Palm Beach County Improvement District. This report has been prepared for no other purpose and for use by no other person or entity than for use by the client for the purpose stated herein. Any other use of this appraisal is considered a misuse and thus the appraisers will not be held responsible for any outcome associated with use by another entity or for another purpose.

ACCEPTANCE OF, AND/OR USE OF THIS APPRAISAL REPORT CONSTITUTES ACCEPTANCE OF THE PRECEDING CONDITIONS.

EXTRAORDINARY ASSUMPTIONS

This appraisal involves the use of an extraordinary assumption. An extraordinary assumption assumes uncertain information used in analysis which, if found to be false, could alter the appraiser's opinions or conclusions. The use of an extraordinary assumption in appraisal practice can have significant impacts on value conclusions and the use of the extraordinary assumption herein may have affected assignment results.

An extraordinary assumption was used in the process of this appraisal as follows:

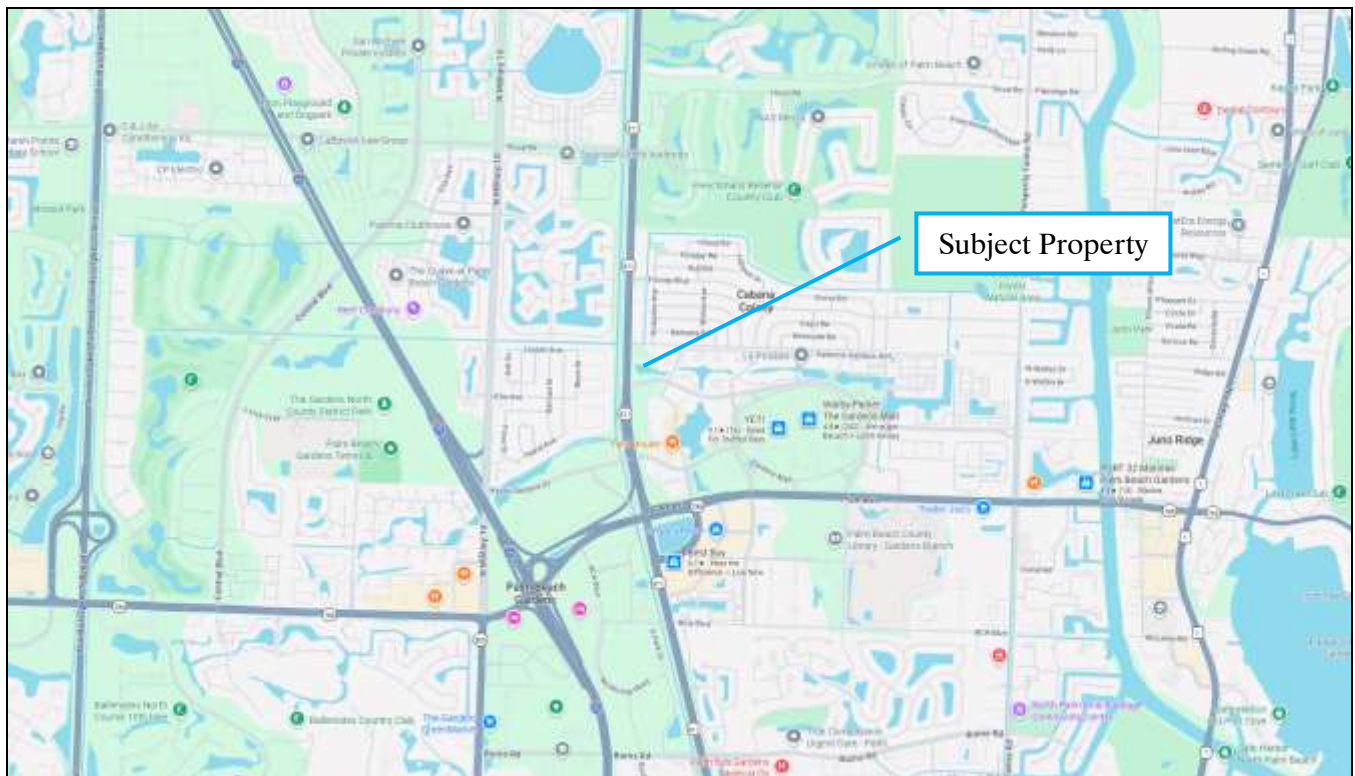
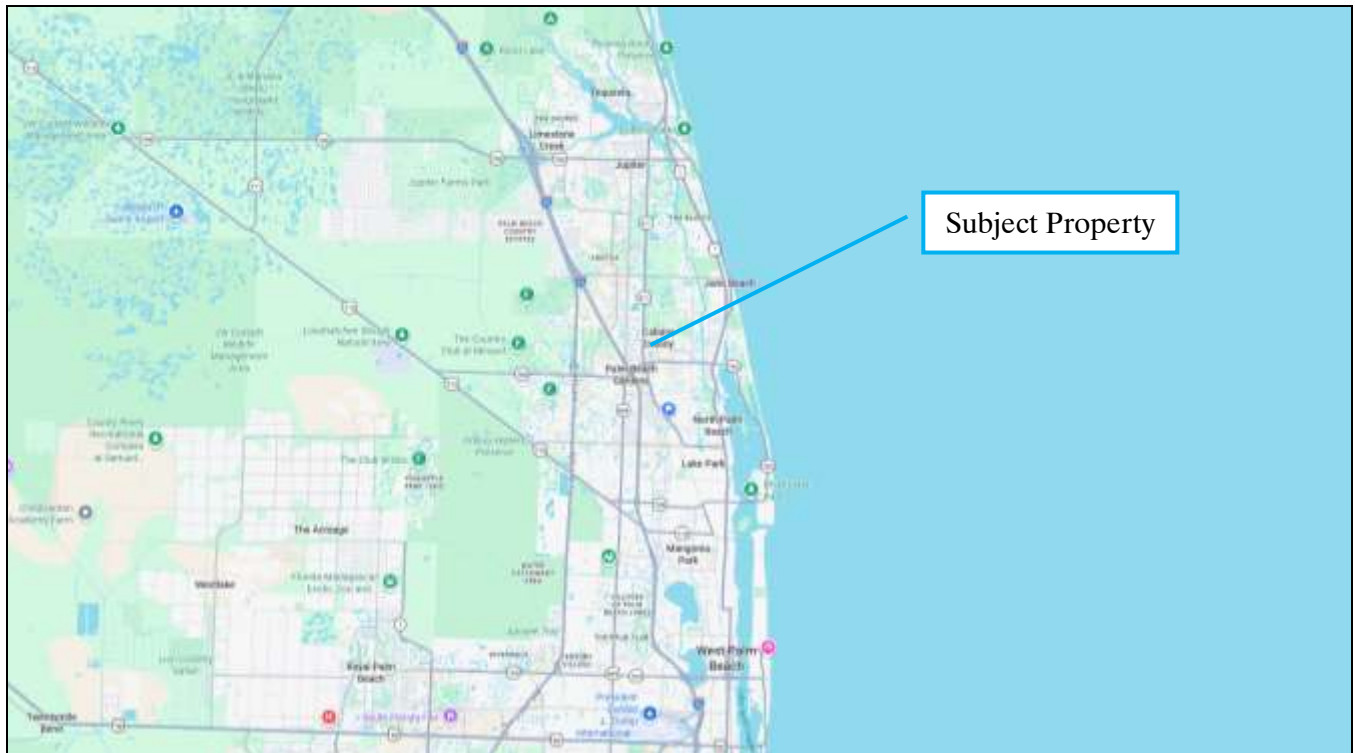
The site as it sits has been excavated for water management purposes and there is currently a large pond on the site. It is the appraisers understanding that, as part of the existing water management system for the general area surrounding the Palm Beach Gardens Mall, the subject is encumbered by a drainage easement. It is our understanding that the pond can be modified for drainage purposes, but the drainage easement would prevent filling the site for any building development.

HYPOTHETICAL CONDITIONS

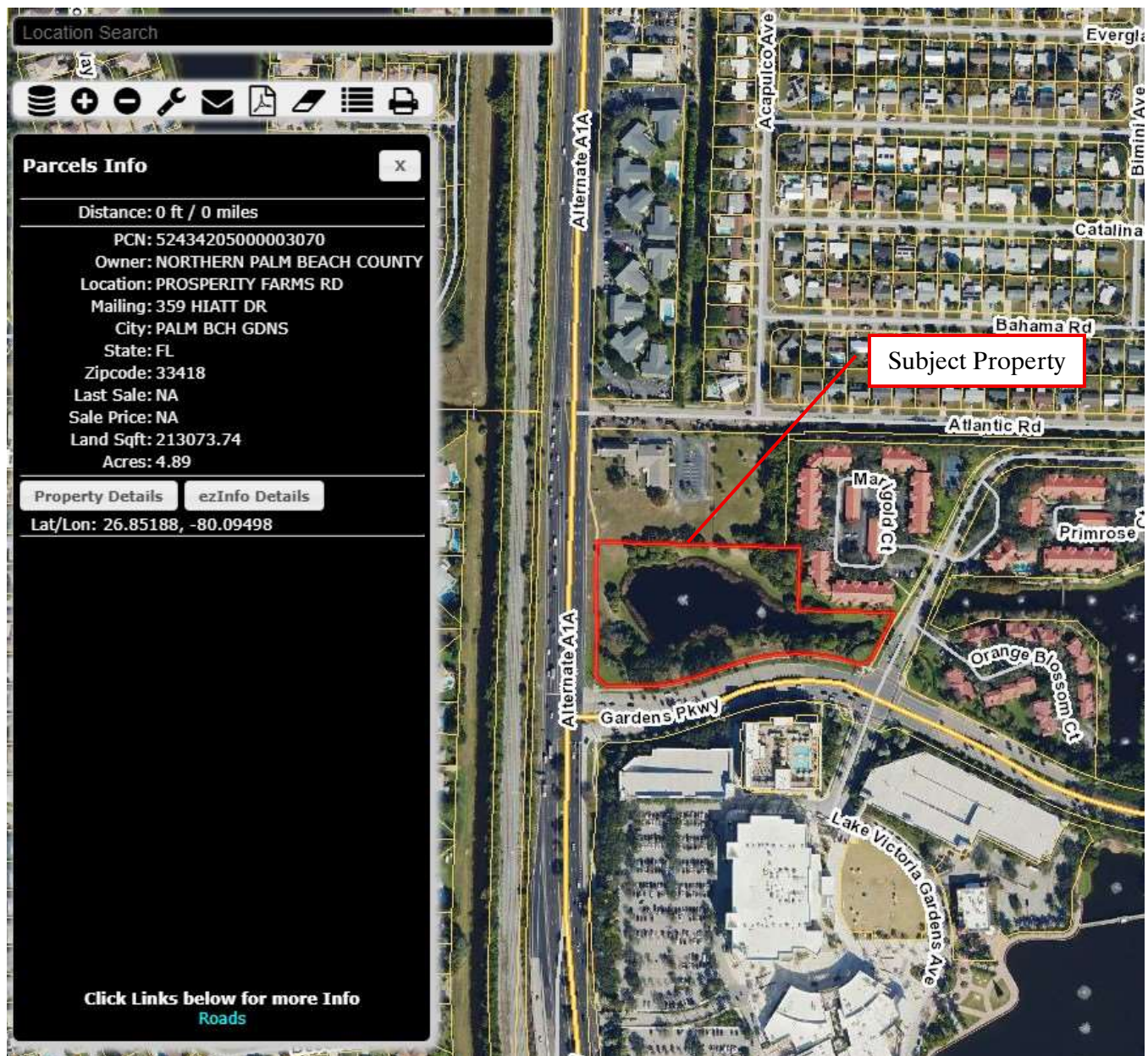
None



AREA/LOCATION MAPS

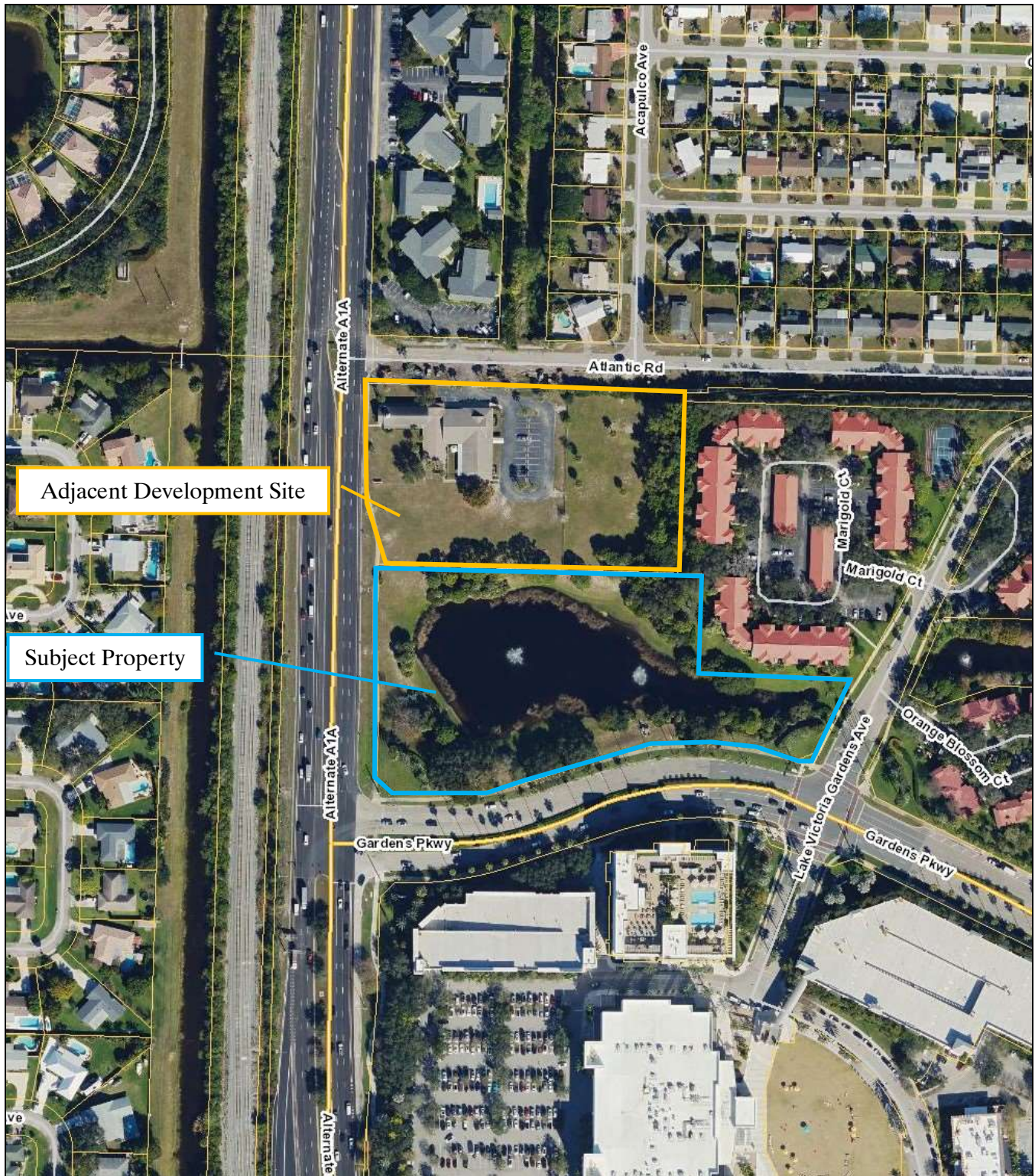


PARCEL MAP



AERIAL PHOTOGRAPHS





SUBJECT PROPERTY PHOTOS (TAKEN SEPTEMBER 7, 2026)



Looking south on Alternate A1A, subject is on the left



Subject looking southeast from Alternate A1A



Subject looking north from the south property line



Looking east along the south property line



Looking west along the south property line



Looking west along Gardens Parkway, subject is ahead on the right





Subject looking northwest from the intersection of Gardens Parkway and Valencia Gardens Avenue



Looking north on Valencia Gardens Avenue, subject is on the left





Subject looking west from the east property line



Looking southeast from the north bank of the subject



Looking south from the north bank of the subject



Looking southwest from the north bank of the subject



Looking east from near the northwest corner of the subject



Looking southeast from near the northwest corner of the subject property

PURPOSE AND DATE OF VALUE

The purpose of this appraisal is to estimate the market value, fee simple estate, of the subject property as of September 7, 2026.

PROPERTY APPRAISED

The subject is a 4.89 acre parcel of vacant land that has been excavated and improved for use as a water management tract. The entirety of the site is encumbered by a drainage easement. As such, the site, as it now sits, cannot be legally or physically developed on a stand-alone basis. The site was dedicated to the North Palm Beach County Improvement District in July 1986 (OR Book 5072, Page 354) and serves as part of the master drainage for the area surrounding the Gardens Mall located just to the southeast. The subject property is located at the northeast corner of Alternate A1A and Gardens Parkway within the municipal boundaries of the City of Palm Beach Gardens. The subject property does not have a street address.

LEGAL DESCRIPTION

The following legal description for the subject property was provided by the client.

WATER MANAGEMENT TRACT LEGAL DESCRIPTION

A parcel of land lying in Sections 5 and 6, Township 42 South, Range 43 East, Palm Beach County, Florida, being more particularly described as follows:

Commencing at the northwest corner of said Section 6, proceed S 88°44'48" E along the north line of said Section 6, a distance of 1427.13 feet to the north one quarter corner of said Section 6; thence S 01°05'31" W, a distance of 40.00 feet to a point on a curve concave to the southeast having a radius of 331.56 feet, a radial line from said point bears S 01°15'12" W; thence southwesterly along the arc of said curve through a central angle of 65°25'20", an arc distance of 378.58 feet to the point of tangency; thence S 31°14'21" W, a distance of 275.87 feet; thence S 25°49'52" W, a distance of 40.26 feet to the POINT OF BEGINNING; thence N 88°44'48" W, a distance of 258.38 feet; thence N 01°34'00" E, a distance of 166.22 feet; thence N 88°44'02" W, a distance of 40.00 feet; thence N 88°44'48" W, a distance of 503.33 feet; thence S 01°19'52" W, a distance of 112.59 feet; thence S 02°06'09" E, a distance of 125.22 feet; thence S 01°19'52" W, a distance of 118.45 feet; thence S 43°40'08" E, a distance of 35.36 feet; thence S 88°40'08" E, a distance of 75.90 feet to the point of curvature of a curve concave to the north having a radius of 488.87 feet; thence easterly along the arc of said curve through a central angle of 20°00'00", an arc distance of 170.65 feet to the point of tangency; thence N 71°19'52" E, a distance of 117.61 feet to the point of curvature of a curve concave to the south having a radius of 500.00 feet; thence easterly along the arc of said curve through a central angle of 38°05'56" to a point from which a radial line bears S 19°25'48" W; thence N 67°37'50" E, a distance of 33.33 feet; thence N 25°49'52" E, a distance of 139.98 feet to the POINT OF BEGINNING.

CONTAINING: 4.89 ACRES, MORE OR LESS



DISCLOSURE OF COMPETENCY

Per the Competency Rule contained within the Uniform Standards of Professional Appraisal Practice, the appraisers hereby affirm that they are competent to complete the appraisal assignment for which they have been engaged by the client.

INTENDED USE AND USER

The intended use of this report is to assist the client and intended user in establishing a purchase or selling price. The intended user of the report is Northern Palm Beach County Improvement District. This report has been prepared utilizing generally accepted appraisal guidelines, techniques, and methodologies as contained within the Uniform Standard of Professional Practice (USPAP), as promulgated by the Appraisal Foundation.

CLIENT

C. Danvers Beatty, P.E., M.P.A.
Northern Palm Beach County Improvement District
359 Hiatt Drive
Palm Beach Gardens, FL 33418

DEFINITIONS

Market Value

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently, knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) Buyer and seller are typically motivated; (2) Both parties are well informed or well advised, and acting in what they consider their own best interests; (3) A reasonable time is allowed for exposure in the open market; (4) Payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) The price represents normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. (Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA) and the Interagency Appraisal and Evaluation Guidelines, Federal Register, Volume 75, No. 237, December 10, 2010).



Extraordinary Assumption

An assignment specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions. Comment: Uncertain information might include physical, legal, or economic characteristics of the subject property; or conditions external to the property, such as market trends; or integrity of data used in an analysis. (USPAP, 2024 ed.).

An extraordinary assumption (the use of which may have affected the assignment results) was used in the process of this appraisal as follows:

The site as it sits has been excavated for water management purposes and there is currently a large pond on the site. It is the appraisers understanding that, as part of the existing water management system for the general area surrounding the Palm Beach Gardens Mall, the subject is encumbered by a drainage easement. It is our understanding that the pond can be modified for drainage purposes, but the drainage easement would prevent filling the site for any building development.

PROPERTY RIGHTS APPRAISED

The property rights appraised are those of the fee simple estate.

Fee simple estate is defined as absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat (The Dictionary of Real Estate Appraisal, 7th ed., Chicago: Appraisal Institute, 2022).

TYPICAL BUYER PROFILE

The typical purchaser of the subject (as unencumbered by the drainage easement) would be either a developer who would develop the site for lease or resale or an owner/user who would develop the site for their own use. The comparables utilized in the sales comparison approach to value reflect these trends. As encumbered with the drainage easement the typical purchaser of the subject would be either a developer or owner user who would utilize the site to facilitate development on a nearby site. We note that in the case of the subject a developer is proposing to purchase the site in order to provide drainage and alternative access, as well as a view amenity for an adjacent site to the north.



SCOPE OF ASSIGNMENT

The traditional appraisal approaches include the cost approach, the sales comparison approach, and the income capitalization approach. We have considered all three approaches in this assignment, and determined the sales comparison approach to be applicable in this assignment. The cost and income capitalization approaches are not applicable in the valuation of land.

In the process of gathering data for the sales comparison approach to value, we conducted a search of our appraisal files and public information sources such as the Palm Beach County Property Appraiser's public access system and the Palm Beach County Clerk's Office, as well as subscription based information services such as CoStar.com for comparable sales in the relevant market area. We searched for the most similar sales to the subject property.

The sales ultimately selected for further analysis were the best comparable sales we were able to find in this market. We obtained and verified additional information on the comparable properties with a party to the transaction, or a broker or agent of the parties when possible.

Beau Arnold inspected the exterior periphery of the subject property. Physical data pertaining to the subject property was obtained from an inspection of the premises and public information sources such as the Palm Beach County Property Appraiser's records. Other data pertaining to the subject property was obtained from the Palm Beach County Clerk's and Tax Collector's offices and local planning and zoning departments.

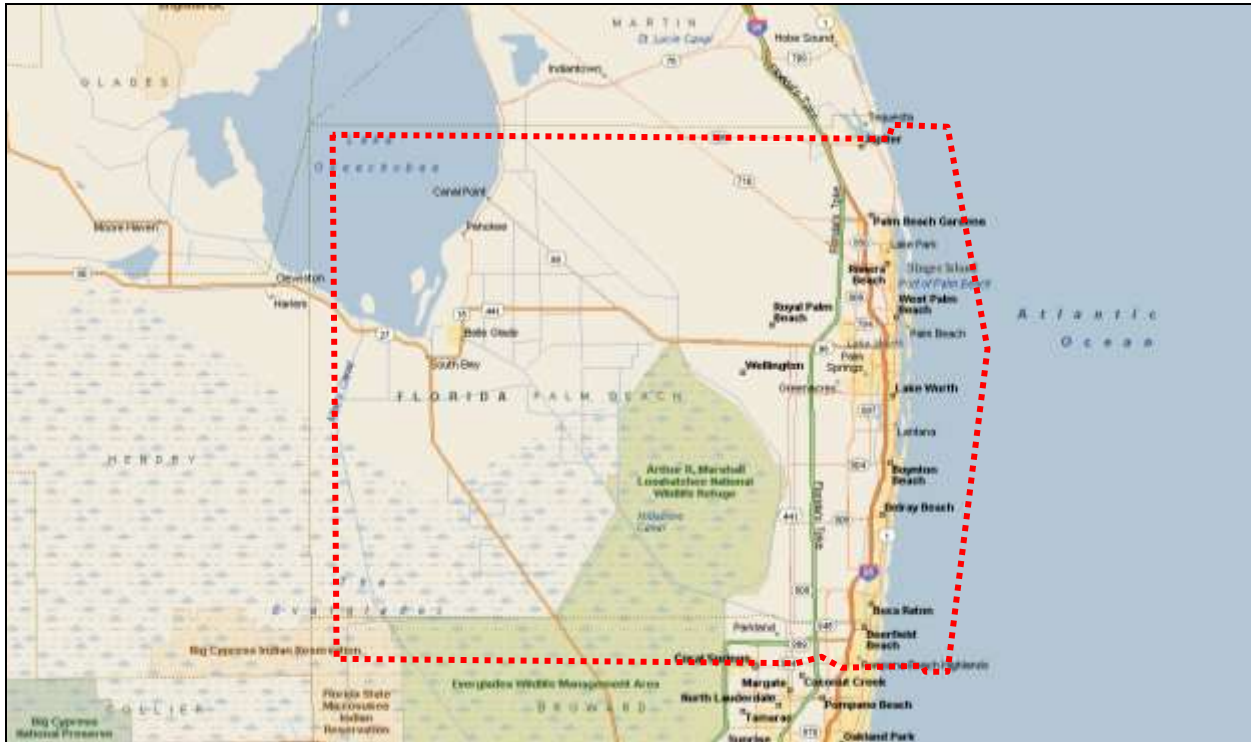
The product of our research and analysis is formulated within this report for analysis of and direct comparison with the subject property being appraised. Additionally, we have used original research performed in preparation of other appraisals by this office, which is considered appropriate for the subject property.

We make no warranty as to the authenticity and reliability of representations made by those with whom we verified sales, rental, and other information. We have taken due care in attempting to verify the data utilized in this analysis. We based our analysis and conclusions on overall patterns rather than on specific representations.

Per USPAP Standard Rule 2-2 this analysis is an Appraisal Report presented in written format. The analysis and conclusions of this appraisal assignment are presented in a narrative appraisal report.



PALM BEACH METROPOLITAN STATISTICAL AREA ANALYSIS



Geography

Palm Beach County stretches along Florida’s scenic Southeast coast, bordered by Martin County to the north, Hendry and Glades Counties to the west, Broward County to the south, and the Atlantic Ocean to the east. Its northwestern edge includes a portion of Lake Okeechobee—the largest freshwater lake in the state. Strategically located, the county sits about 80 miles north of Miami and 260 miles south of Jacksonville.

Covering roughly 2,203 square miles, Palm Beach County includes approximately 1,974 square miles of land and 229 square miles of water, with 47 miles of pristine coastline. According to the U.S. Census Bureau’s 2020 report, the county’s population reached 1,492,191—up 1.13% from the 2010 census count of 1,320,134. Much of this growth stems from domestic migration, with new residents arriving from northern states as well as from neighboring Miami-Dade and Broward Counties. Today, Palm Beach ranks as Florida’s third most populous county, following only Miami-Dade and Broward.

The county is home to 38 incorporated municipalities. Among them, West Palm Beach stands as the largest and serves as the county seat. To the south, Boca Raton claims the title of second-largest city and is recognized as one of the highest-income retail trade areas in the nation. Together with Miami-Dade and Broward Counties, Palm Beach forms Florida’s famed “Gold Coast”—a densely populated stretch approximately 110 miles long and up to 20 miles wide. This region is the second-largest urbanized area in the United States, trailing only the New York metropolitan area.



Transportation

Vehicular Travel

Interstate 95 is a major north/south thoroughfare that connects Palm Beach County to the southeastern and northeastern portions of the state, and then continues along the Eastern Seaboard to Maine. Florida's Turnpike also passes through the county and provides connections to Miami-Dade and Broward Counties to the south and Orlando to the north, connecting with I-75 around Leesburg, FL. Other north/south highways include A1A, U.S. Highway 1, Congress Avenue, Military Trail and U.S. 441. A1A connects the coastal communities along the eastern edge of the county while U.S. 441 connects the more western communities such as Wellington and Jupiter Farms. There are numerous local east/west roadways with Southern Boulevard and Blue Heron Boulevard providing access to the most western portions of the county including Belle Glade, as well as Florida's West Coast.

Airport

Palm Beach International Airport (PBI) is a commercial service airport, serving both air carriers (airlines) and general aviation aircraft. PBI has a 24-hour control tower and a U.S. Customs & Immigration port of entry facility. It is a key transportation asset for the region, located just 2.5 miles from downtown West Palm Beach and directly adjacent to I-95—providing seamless access for travelers and businesses across Palm Beach County. Since its opening in 1988, PBI has undergone continuous expansion to meet growing demand.

Currently, the airport hosts 14 major airlines offering a wide range of domestic routes, as well as international service to destinations including The Bahamas and Canada. To support increased passenger and cargo volume, a dedicated overpass interchange with I-95 was constructed, dramatically enhancing traffic flow and reducing transit times to and from the airport.

In addition to PBI, Palm Beach County also supports four commercial executive airports, further strengthening the region's aviation infrastructure and appeal for corporate travel, private aviation, and logistics operations. This robust air transportation network positions Palm Beach County as an attractive hub for both business and leisure travel, while supporting regional growth and economic development.

Rail Service and Transit

Palm Beach County is strategically served by two major rail corridors: the Florida East Coast Railway and the CSX Railway. The CSX line is partially owned by the Florida Department of Transportation to support Tri-Rail, South Florida's commuter rail system, which provides essential north-south connectivity across the tri-county region.



Amtrak operates passenger rail service through the county, linking Palm Beach to major cities across the United States. Meanwhile, BrightLine—a privately funded, high-speed intercity rail service—offers fast, modern transit between Miami and West Palm Beach, with additional stops in Fort Lauderdale and Aventura. Service began in 2018, and a significant extension from West Palm Beach to Orlando via Melbourne was more recently added, further enhancing regional access and workforce mobility.

On the local level, Palm Tran is the county’s primary public transportation provider, offering fixed-route bus service across the region, as well as Palm Tran CONNECTION, a paratransit solution for qualified users. Additionally, a variety of trolley and shuttle services (operated by local municipalities and Tri-Rail) ensures comprehensive coverage and convenient last-mile transit options.

This multi-modal transportation network supports a dynamic business environment by facilitating commuter access, improving logistics, and strengthening regional ties across South and Central Florida.

Port of Palm Beach and Intracoastal Waterway

The Port of Palm Beach, located in Riviera Beach, Florida, operates as an independent taxing authority governed by a five-member Board of Commissioners. Based on fiscal year end reports from 2023, the annual cargo throughput is \$14.9 billion per year, with the highest container volume per acre in the U.S., and cruise ship passenger traffic exceeding 400,000; it ranks as the fourth busiest container port among Florida’s 14 deepwater ports and 18th in the United States.

What sets the Port apart is its strong export orientation—approximately 80% of its cargo is outbound. It plays a vital role in regional trade, particularly with the Caribbean, supplying up to 60% of all goods consumed in The Bahamas. This makes the Port of Palm Beach a key logistics hub for companies engaged in international commerce and maritime shipping.

Complementing the Port’s operations is the Intracoastal Waterway, one of Palm Beach County’s most prominent marine assets, including a unique deep-water Mega Yacht berth and offering a full suite of yacht services. Spanning approximately 43 miles, it links 23 municipalities across the county and serves as a critical corridor for recreational boating, marine transport, and waterfront development.

Together, these assets position Palm Beach County as a strategic gateway for global trade and a valuable node in Florida’s maritime economy.



Economy

Employment growth in Palm Beach County has cooled from the rapid post-pandemic surge but remains positive, supported by ongoing corporate relocations, wealth-driven service demand, and continued investment in healthcare and professional services. Office-using employment is anchored by finance, insurance, real estate, legal services, and healthcare administration, while leisure and hospitality remains a meaningful contributor given the county's tourism base and seasonal population.

As of third quarter 2026, employment in the Palm Beach MSA changed by approximately 490 jobs over the past year, reflecting a 0.1% change compared to 0.0% nationally. This brought total employment in the market to approximately 710,000 jobs, a change of about 82,000 jobs over the past five years. In the past ten years, 100,000 total jobs were added.

Employment in office-using sectors accounts for about 25% of all jobs in the region with around 180,000 total employees. Office employment in Palm Beach is largely driven by financial services, professional and business services, and healthcare, with the county's growing concentration of wealth management firms, private equity offices, hedge funds, and corporate headquarters supporting demand for office space. Office-using employment has changed by -2,200 jobs (-1.2%) year-over-year as of 2026Q3 compared to -0.4 nationally. The industrial sector employs approximately 67,000 people, and changed by -710 jobs in the last year.

The region benefits from a diverse, highly skilled, educated workforce, with approximately 630,000 households and 1.6 million people. Approximately 40% of people in the region have a Bachelor's degree or higher. The median income in the region is \$87,000, compared to \$84,000 nationally. Higher-income households continue to support spending across retail, personal services, and housing-related sectors.

PALM BEACH EMPLOYMENT BY INDUSTRY IN THOUSANDS

Industry	CURRENT JOBS		CURRENT GROWTH		10 YR HISTORICAL		5 YR FORECAST	
	Jobs	LQ	Market	US	Market	US	Market	US
Manufacturing	23	0.4	-0.95%	-0.67%	1.64%	0.20%	0.43%	0.03%
Trade, Transportation, and Utilities	127	1.0	-0.89%	-0.59%	1.03%	0.54%	0.44%	0.12%
Retail Trade	81	1.2	-0.35%	-0.11%	0.29%	-0.23%	0.39%	0.04%
Financial Activities	50	1.2	-1.88%	-0.54%	2.32%	1.02%	0.35%	0.13%
Government	65	0.6	0.20%	-0.99%	0.69%	0.50%	0.31%	0.20%
Natural Resources, Mining, and Construction	44	1.1	-1.04%	0.36%	2.65%	1.93%	0.85%	0.49%
Education and Health Services	130	1.0	3.94%	1.85%	3.09%	2.10%	0.42%	0.28%
Professional and Business Services	132	1.3	-0.87%	-0.35%	1.80%	1.05%	0.54%	0.29%
Information	11	0.9	-1.30%	-2.01%	0.13%	0.08%	0.67%	0.05%
Leisure and Hospitality	95	1.3	-0.07%	0.75%	1.07%	0.84%	0.95%	0.71%
Other Services	31	1.1	-1.16%	0.62%	-0.45%	0.60%	0.37%	0.16%
Total Employment	708	1.0	0.07%	0.02%	1.61%	0.96%	0.53%	0.26%

Source: Oxford Economics
LQ = Location Quotient



Commercial Real Estate

Industrial

KEY INDICATORS

Current Quarter	RBA	Vacancy Rate	Market Asking Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
Logistics	48,966,099	9.0%	\$17.34	9.2%	(23,745)	0	304,285
Specialized Industrial	11,293,800	4.7%	\$18.76	9.6%	(46,043)	0	583,462
Flex	11,131,841	4.5%	\$22.53	5.7%	(14,214)	0	0
Market	71,391,740	7.6%	\$18.37	8.7%	(84,002)	0	887,747
Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy	1.4% (YOY)	5.2%	7.0%	11.1%	2009 Q4	2.2%	2018 Q3
Net Absorption SF	(342K)	657,028	647,412	2,239,871	2005 Q3	(2,340,819)	2009 Q3
Deliveries SF	762K	900,633	640,483	2,527,887	2024 Q3	31,589	2013 Q4
Market Asking Rent Growth	2.4%	3.6%	3.6%	10.2%	2022 Q3	-4.0%	2009 Q4
Sales Volume	\$797.8M	\$272.1M	N/A	\$828.3M	2022 Q2	\$36.5M	2010 Q1

The Palm Beach industrial market spans a series of established distribution and flex corridors positioned along I 95, Florida's Turnpike, and key east-west arterials that connect coastal population centers with inland logistics nodes. Industrial product is concentrated near the Turnpike and airport-oriented submarkets, where access to regional highway infrastructure supports last mile distribution, building services, and light manufacturing uses. The market's location between Miami Dade and the Treasure Coast allows tenants to serve both South Florida and growing northern metros while remaining within a single operating footprint.

Industrial demand in Palm Beach is driven primarily by logistics, wholesale trade, construction services, and consumer-oriented distribution, with a mix of modern bulk facilities and older infill product. Newer development has favored larger-format warehouses in Turnpike adjacent areas, while coastal and airport-proximate submarkets remain constrained by land availability and redevelopment pressures. Air cargo access and proximity to the Port of Palm Beach support specialized users.

Palm Beach's trailing 12-month industrial net absorption has slowed to -340,000 SF, down from elevated levels of over 2 million SF during 2021. From 2022-2024, annual absorption was relatively stable, ranging from 500,000 to 600,000 SF each year. That dropped to 370,000 SF in 2025, and is expected to stay low through 2026. Absorption of new space built since 2023 has driven the bulk of positive gains over the last year, with older properties seeing net move-outs.

In the last five years, 5.1 million SF of space was delivered in the market, 740,000 SF of which was delivered in the last year. Another 890,000 SF, or 1.2% of inventory, is currently under construction. This compares to the U.S. average for under-construction stock as 2.0% of inventory.

The ongoing delivery of space, combined with the pullback in demand, has resulted in the vacancy rate rising from a low of 2.6% in 2022 to 7.6% as of the third quarter of 2026. This compares to the U.S. average of 7.5%. Future deliveries will likely further impact the vacancy rate, as over 50% of the space in properties underway remains available.



Palm Beach's market conditions have provided landlords with enough bargaining power to increase rents by 2.4% over the past year, above U.S. average gains of 1.3%. Despite recent gains, slowing demand and a rising vacancy rate have moderated rent gains from peak levels of over 10% year-over-year recorded in 2022. Further deceleration is likely as demand catches up with supply.

Although sales volume has moderated after a historic boom in 2021-22, annual activity totals \$798 million, above the long-term average annual volume of \$478 million over the past 10 years. Looking ahead, industrial vacancy in the Palm Beach market is forecast to be 8.0% at the end of 2026, while annual rent growth is expected to register 1.1%, compared with 1.3% across the United States

Office

KEY INDICATORS

Current Quarter	RBA	Vacancy Rate	Market Asking Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
4 & 5 Star	13,781,467	11.3%	\$66.09	21.5%	(54,574)	0	2,390,073
3 Star	35,193,585	8.6%	\$45.98	10.6%	(62,638)	0	44,174
1 & 2 Star	12,121,922	4.2%	\$37.92	4.7%	(4,473)	0	8,440
Market	61,096,974	8.3%	\$49.56	12.2%	(121,685)	0	2,442,687
Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy	-0.7% (YOY)	10.3%	8.7%	16.2%	2010 Q3	6.1%	2000 Q2
Net Absorption SF	435K	513,780	520,602	2,095,351	2004 Q4	(948,573)	2020 Q3
Deliveries SF	79.3K	722,266	680,957	3,346,753	2008 Q4	40,000	2024 Q2
Market Asking Rent Growth	5.6%	3.1%	2.1%	10.0%	2022 Q3	-6.1%	2009 Q4
Sales Volume	\$858.6M	\$703.6M	N/A	\$2.3B	2022 Q1	\$99.8M	2009 Q4

Palm Beach's office market has softened as tenant caution continues to weigh on near-term fundamentals, though underlying demand patterns still favor high-quality space in the market's most established office nodes. Leasing activity remains strong, particularly among larger users and professional service firms, but translating that activity into net absorption has been uneven as occupiers delay move-ins and favor future-dated commitments. As a result, annual net absorption totaled 430,000 SF as of the third quarter of 2026, compared to the 10-year annual average of 260,000 SF.

Tenant behavior continues to reinforce a pronounced flight-to-quality dynamic. Demand is increasingly concentrated in newer, well-located 4 & 5 Star buildings, particularly within the West Palm Beach CBD and Boca Raton submarkets, where access to amenities and modern floorplates remains key differentiators. While overall footprints are trending smaller, the limited availability of large blocks of modern space has kept competitive pressure elevated for top-tier assets, even as older and less functional buildings face rising vacancy and longer lease-up periods.

Construction activity remains elevated and is heavily concentrated in downtown West Palm Beach, where much of the region's new supply is still underway. With 2.4 million square feet currently under construction, deliveries over the next several years are expected to place additional pressure on the vacancy rate. Even so, the limited availability of high-quality space today and the pre-leasing of several marquee projects suggest new supply will be absorbed unevenly, with the strongest performance concentrated in the highest-quality assets.



Rent growth has moderated from recent highs but remains supported by this bifurcated demand environment. Asking rents increased 5.6% year-over-year as of the third quarter of 2026, continuing to outperform national trends. However, pricing power is increasingly concentrated in prime submarkets and newer buildings, while landlords of aging inventory rely more heavily on concessions to maintain occupancy.

Investment activity has improved from recent lows. Sales volume over the past year totaled \$859 million, as buyers continue to prioritize well-leased, institutional-quality assets and remain selective on pricing. Palm Beach County's office market continues to compare favorably with many peer markets, supported by vacancy rates that remain well below the national average of 13.9% and a long-term record of rent growth that has consistently outperformed the nation

Retail

KEY INDICATORS

Current Quarter	RBA	Vacancy Rate	Market Asking Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
Malls	8,905,426	2.9%	\$44.27	1.1%	1,240	0	0
Power Center	3,255,072	4.6%	\$43.26	5.7%	11,014	0	36,960
Neighborhood Center	29,905,206	5.2%	\$37.23	6.3%	(15,897)	0	111,670
Strip Center	5,350,065	4.0%	\$35.63	4.8%	(7,849)	0	81,071
General Retail	32,690,120	2.2%	\$38.88	2.7%	(1,590)	0	172,287
Other	684,743	3.7%	\$53.12	6.9%	0	0	0
Market	80,790,632	3.6%	\$38.94	4.1%	(13,082)	0	401,988
Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy	-0.4% (YOY)	5.2%	3.6%	8.8%	2010 Q1	3.1%	2022 Q4
Net Absorption SF	617K	481,980	372,528	1,651,090	2022 Q1	(1,069,478)	2009 Q3
Deliveries SF	345K	675,429	457,790	2,517,511	2006 Q4	192,008	2012 Q3
Market Asking Rent Growth	6.8%	2.9%	5.7%	7.2%	2023 Q3	-5.0%	2009 Q3
Sales Volume	\$1.5B	\$757.2M	N/A	\$1.8B	2022 Q3	\$136.2M	2009 Q3

Palm Beach retail leasing activity has improved over the last year. Total leasing volume in 2025, at roughly 2.1 million SF, was up roughly 30% from 2024 and the highest since 2021. The first quarter of 2026 also appears to have been strong. Despite continued space constraints, the recent improvement in leasing activity has reversed the negative absorption trend seen from 2024 through the first half of 2025. In fact, annual net absorption has returned to positive territory and is 620,000 SF as of the third quarter of 2026.

Availability is below historical standards. The market's availability rate stands at 4.1%, and vacancy is holding at 3.6%, compared to the long-term averages of 6.5% and 5.2%, respectively. This is largely due to the ongoing lack of new construction; just 400,000 square feet is currently underway, representing only 0.5% of total inventory. Most of this space is already pre-leased, limiting the risk of oversupply.



Construction has remained largely muted, with 2024 and 2025 deliveries totaling just over 335,000 and 304,000 SF, respectively. Going forward, annual inventory additions are expected to remain below the 10-year average of 360,000 SF. Higher interest rates and elevated land values continue to weigh on developer activity, with construction starts still below pre-pandemic levels.

At around \$39.00/SF as of the third quarter of 2026, Palm Beach has the second-highest retail rents across all Florida markets, trailing only Miami. After receding to a cycle low of 3.3% in the second quarter of 2025, annual rent growth has accelerated sharply and sits at 6.8% as of the third quarter of 2026. This is well above the national growth rate of 1.7% and above the market's five-year average of 5.8%. Palm Beach's cumulative rent growth over the last five years is among the nation's top performers.

Transaction volume in 2025 reached cyclical highs, surpassing those of 2021 and 2022. Approximately \$1.5 billion in sales volume transacted over the past 12 months, above the five-year annual average of \$1.1 billion. The outlook for retail is strong, with absorption and deliveries projected to stay in balance, leading to a stable vacancy rate.

Multi-Family

KEY INDICATORS

Current Quarter	Units	Vacancy Rate	Asking Rent	Effective Rent	Absorption Units	Delivered Units	Under Constr Units
4 & 5 Star	43,911	6.5%	\$2,850	\$2,780	(14)	0	4,481
3 Star	25,356	6.7%	\$2,232	\$2,184	0	0	2,171
1 & 2 Star	15,203	6.8%	\$1,843	\$1,818	(2)	0	0
Market	84,470	6.6%	\$2,543	\$2,485	(16)	0	6,652

Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy	-1.5% (YOY)	7.7%	7.0%	10.0%	2009 Q1	3.7%	2021 Q3
Absorption Units	1,812	1,419	1,972	5,262	2021 Q3	(736)	2007 Q2
Delivered Units	577	1,552	2,121	4,644	2024 Q3	11	2011 Q1
Demolished Units	9	44	9	285	2010 Q1	0	2025 Q2
Asking Rent Growth	2.3%	3.1%	1.9%	22.9%	2021 Q4	-3.2%	2008 Q3
Effective Rent Growth	3.1%	3.0%	1.9%	25.4%	2021 Q4	-3.2%	2008 Q3
Sales Volume	\$1.8B	\$803M	N/A	\$3.6B	2022 Q2	\$63.9M	2007 Q3

Palm Beach's multifamily market is normalizing after the pandemic-era surge, reflecting a more balanced supply demand dynamic. Still, affordability challenges, a sizable construction pipeline, and slowing population and job growth present near-term headwinds.

Annual absorption totals 1,800 units as of the third quarter of 2026, down from 2,300 units a year ago. After a record 4,000 units in 2024, net deliveries receded to just 570 units in the last 12 months, positioning Palm Beach as one of Florida's tightest markets. While the supply pipeline remains elevated, with 6,700 units under construction, representing a 7.9% inventory expansion, deliveries in 2026–2027 are expected to align more closely with historical averages.



The vacancy rate dropped by 1.5% year-over-year to 6.6% as of 2026Q3, well below the national index of 8.2%. This was driven by absorption outpacing new supply.

Palm Beach is among nation's top performing metros with cumulative rent growth of 18.6% over the last five years compared to 12.7% in the U.S. overall. Asking rents average \$2,540, making Palm Beach the most expensive apartment market in Florida, and well above the national average of \$1,800/month. Annual rent growth remains positive but slowed to 2.3% year-over year. 4 and 5 Star properties posted annual rent growth of 2.9%, while lower-tier assets recorded gains of 1.2%, and mid-tier properties saw rents change 1.1%. Operators cite Live Local conversions and aggressive concessions of up to two months free at luxury lease ups as key pressures on 3 Star performance.

Sales volume totals \$1.8 billion across 62 transactions over the past year, which is near the 5-year average and more than double the 2023 cycle low of \$630 million. While all quality segments saw activity, 4 and 5 Star assets accounted for nearly 90% of volume and drove a resurgence in the second-half of 2025. Average pricing rose year-over-year to \$370,000 per unit, supported by high-end trades.

Looking forward, the base case forecast anticipates a modest increase in absorption in 2026, coinciding with the delivery of 1,900 units currently under construction. The vacancy rate is expected to remain below 7%, while rent growth stabilizes in the mid-2% range. Concessions will likely persist as a key incentive amid competitive conditions.



Residential Real Estate

PALM BEACH COUNTY MARKET SNAPSHOT

Single Family Homes	2026	2025	% Change
Closed Sales	1,482	1,187	24.9%
Paid in Cash	645	486	32.7%
Median Sale Price	\$700,000	\$626,000	11.8%
Original List Price Received	94.7%	93.1%	1.7%
Median Days to Contract	42	42	0%
Inventory (Active Listings)	4,782	6,259	-23.6%
Months Supply of Inventory	3.9	5.7	-31.6%

Townhouses/Condos	2026	2025	% Change
Closed Sales	974	821	18.6%
Paid in Cash	572	464	23.3%
Median Sale Price	\$325,000	\$315,000	3.2%
Original List Price Received	92.7%	90.9%	2%
Median Days to Contract	68	61	11.5%
Inventory (Active Listings)	6,216	7,670	-19%
Months Supply of Inventory	7.2	9.7	-25.8

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Quarterly Market Summary - Q2 2026

Single-Family Homes

Palm Beach County



	Q2 2026	Q2 2025	Percent Change Year-over-Year
Closed Sales	4,295	3,849	11.6%
Paid in Cash	1,917	1,626	17.9%
Median Sale Price	\$675,000	\$635,000	6.3%
Average Sale Price	\$1,374,192	\$1,251,760	9.8%
Dollar Volume	\$5.9 Billion	\$4.8 Billion	22.5%
Med. Pct. of Orig. List Price Received	94.7%	93.5%	1.3%
Median Time to Contract	42 Days	46 Days	-8.7%
Median Time to Sale	87 Days	90 Days	-3.3%
New Pending Sales	4,348	3,822	13.8%
New Listings	4,836	5,229	-7.5%
Pending Inventory	1,849	1,769	4.5%
Inventory (Active Listings)	4,782	6,259	-23.6%
Months Supply of Inventory	3.9	5.7	-31.6%



Produced by Florida REALTORS® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 10th day of the following month.
Data released on Friday, July 17, 2026. Next data release is Friday, October 16, 2026.



Quarterly Market Summary - Q2 2026

Townhouses and Condos

Palm Beach County



	Q2 2026	Q2 2025	Percent Change Year-over-Year
Closed Sales	3,037	2,760	10.0%
Paid in Cash	1,862	1,646	13.1%
Median Sale Price	\$335,000	\$320,000	4.7%
Average Sale Price	\$634,007	\$612,120	3.6%
Dollar Volume	\$1.9 Billion	\$1.7 Billion	14.0%
Med. Pct. of Orig. List Price Received	92.5%	90.9%	1.8%
Median Time to Contract	70 Days	65 Days	7.7%
Median Time to Sale	109 Days	106 Days	2.8%
New Pending Sales	3,047	2,694	13.1%
New Listings	4,043	4,449	-9.1%
Pending Inventory	1,475	1,283	15.0%
Inventory (Active Listings)	6,216	7,670	-19.0%
Months Supply of Inventory	7.2	9.7	-25.8%



Produced by Florida REALTORS® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 10th day of the following month. Data released on Friday, July 17, 2026. Next data release is Friday, October 16, 2026.



DEMOGRAPHIC TRENDS

Demographic Category	Current Level		12 Month Change		10 Year Change		5 Year Forecast	
	Metro	US	Metro	US	Metro	US	Metro	US
Population	1,597,313	342,398,938	0.6%	0.2%	1.1%	0.6%	0.6%	0.3%
Households	633,273	134,437,531	1.0%	0.7%	1.1%	1.0%	0.8%	0.5%
Median Household Income	\$86,875	\$84,884	1.2%	2.2%	4.3%	4.1%	4.0%	3.9%
Labor Force	779,903	170,459,891	0.1%	-0.1%	1.1%	0.7%	0.3%	0.1%
Unemployment	4.4%	4.5%	0.6%	0.2%	0%	0%	-0.1%	0%

Source: Oxford Economics

POPULATION GROWTH



LABOR FORCE GROWTH



INCOME GROWTH



Source: Oxford Economics

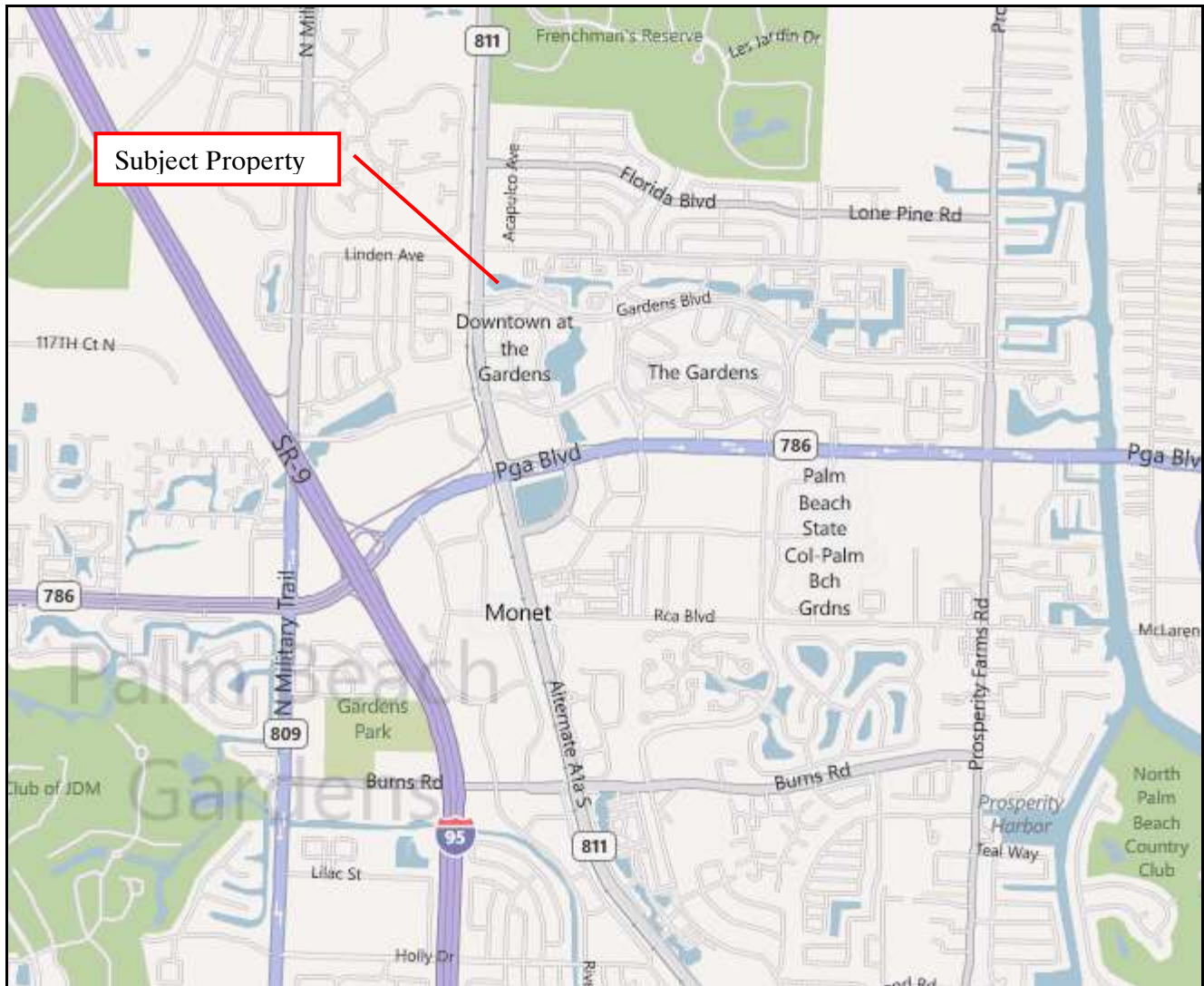
Conclusion

Palm Beach County's economy continues to benefit from its role as the northern growth engine of South Florida, supported by sustained in-migration, a high-income resident base, and a diverse mix of professional services, healthcare, tourism, and financial activities. While the broader Miami–Fort Lauderdale–West Palm Beach MSA faces moderating growth, Palm Beach County is projected to add population through the second half of the decade, providing a steady underpinning for labor force expansion and consumer demand.

The County's strategic location, well-developed transportation infrastructure, and lack of a state income tax have positioned it as an attractive destination for businesses and high-net-worth individuals. Looking ahead, Oxford Economics projects Palm Beach County employment to grow at an average annual rate of approximately 0.7% between 2026 and 2030, modestly outpacing the broader tri-county metro forecast. This outlook reflects slower national economic growth and a tightening labor market, but remains supported by positive net migration and the county's ability to attract capital and talent. While downside risks include higher interest rates and reduced affordability pressures, Palm Beach County's demographic momentum and diversified employment base position it for steadier growth relative to other South Florida markets in the years ahead.



NEIGHBORHOOD SUMMARY



The subject property is in the northeast quadrant of I-95 and PGA Boulevard on the east side of Alternate A-1-A within the municipal limits of the City of Palm Beach Gardens. The city is a large, affluent municipality of just over 56 square miles in northeastern Palm Beach County. The city stretches from Northlake Boulevard to Donald Ross Road and reaches from US 1 to the water catchment area around the old Pratt-Whitney aircraft facility.

The city had a 2025 population estimate of 64,547 persons per the Florida Legislature's Office of Economic and Demographic Research. This is up roughly 9% from the 2020 census count of 59,182. Palm Beach Gardens, in general, is an upscale city of middle and upper class neighborhoods and numerous private golf course communities. Palm Beach Gardens has no downtown core with the focal point of the municipality being the prestigious area of PGA Boulevard where one can find such notable developments as the Gardens Mall, Downtown at the Gardens, Legacy Place, and PGA National.

The general subject neighborhood is west of the Intracoastal Waterway, south of Donald Ross Road, north of Northlake Boulevard, and east of Florida's Turnpike.

PGA Boulevard is the premier commercial strip in northeastern Palm Beach County. The Gardens Mall, built in 1988, is a large, two-story, indoor, regional facility containing many national tenants. Surrounding the mall are prestigious mid-rise office buildings facing PGA Boulevard with upscale residential complexes to the north. Downtown at the Gardens is an open air mall with a mix of national and local tenants and a large movie theater. Legacy Place ago and is a mixed use complex of some national tenants, office areas, and an upscale residential condominium complex. Both projects opened in the couple of years preceding the economic downturn of 2008. The projects are located in the northeast and southwest quadrants of PGA Boulevard and Alternate A-1-A, respectively.



The world famous PGA National golf course project is located just west of the subject area at Florida's Turnpike and PGA Boulevard.



PGA Boulevard is a divided six lane highway with an eight lane overpass at Alternate A1A. According to the FDOT the roadway had 2025 daily traffic counts of roughly 71,500 vehicles between the I-95 and Alternate A1A and dropping to 51,500 between Alternate A1A and Prosperity Farms Road. Moving further west to Ellison Wilson Road the counts are 38,000 and drop to 25,500 from Ellison Wilson Road to Federal Highway (US Highway 1). Alternate A1A the main north south surface street in the vicinity of the subject has traffic count of 29,500 between PGA Boulevard and Hood Road to the north.

Palm Beach Gardens City Hall and the City's athletic fields are located in the northeast quadrant of North Military Trail and Burns Road. Palm Beach Gardens Aquatic Complex is located in the southeast quadrant of North Military Trail and Burns Road. Palm Beach Gardens High School is located in the northeast quadrant of North Military Trail and Holly Drive, which is west of the subject. Palm Beach Gardens Medical Center is located on Burns Road, just east of Alternate A1A, just east of the subject

Areas outlying the commercial corridors are primarily developed with single family homes, condominiums and rental apartments.

Conclusion

The subject is located within Palm Beach Gardens which is a highly desirable area, with area demographics being some of the more desirable in the county. Saving another downturn in the economy both shorter and longer term value trends are expected to be positive.



PROPERTY DATA**Taxpayer of Record**

Northern Palm Beach County Improvement District

Palm Beach County Property Control Number(s)

52-43-42-05-00-000-3070 (a portion of)

Assessed Value and Taxes for 2026

The following information was taken from the Palm Beach County Property Appraiser's and Tax Collector's web sites.

Appraisals		
Improvements \$0	Land \$0	Total Market Value \$0
Assessed and Taxable Values		
Assessed Value \$0	Exemption \$0	Taxable Value \$0
Taxes		
Ad Valorem \$0	Non Ad Valorem \$0	Total Tax \$0

A typical informed buyer would recognize the possibility of a reassessment following a sale of the property and the possibility that taxes could change as a result, if the assessed value is substantially different than the true market value.

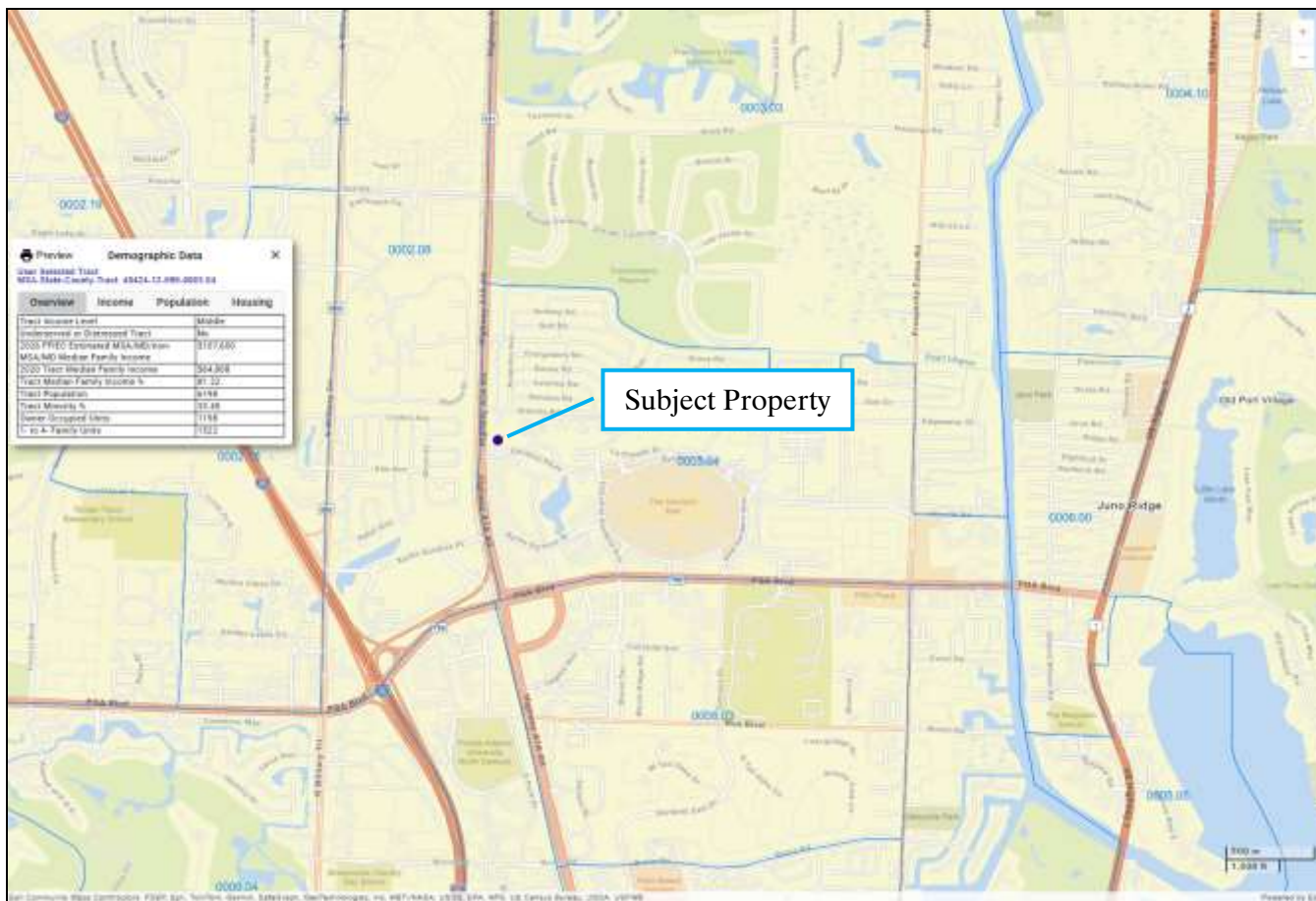
Our value conclusion does not discount for any taxes owed on the property, current or delinquent. The value assumes the property is free and clear and not subject to any prior year's delinquencies or outstanding tax certificates. The appraisers strongly suggest any potential buyer, mortgagee, or other investor in the property fully investigate the tax status of the subject property with the County's Tax Collectors office.



Census Tract

The subject property is located in census tract 0003.04.

Census Tract Map

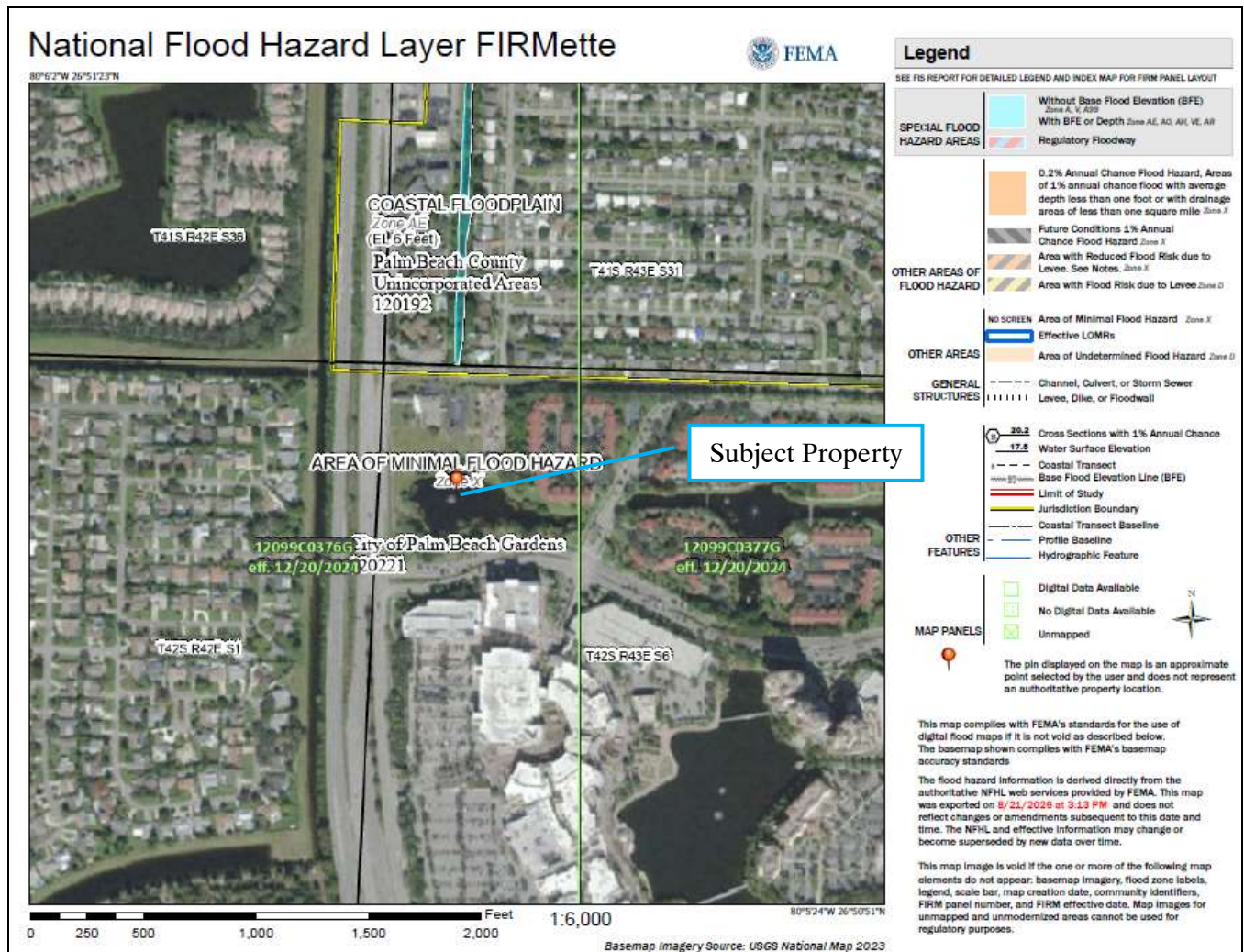


Flood Zone Designation

The subject property is located on the National Flood Insurance Program Map on Community Panel Number 12099C0376G, effective date of December 20, 2024. The subject appears to lie in an area designated as Zone X (unshaded).

Flood Zone X (unshaded) is determined to be outside the 0.2% annual chance floodplain.

Flood Map



Zoning and Future Land Use

The subject property's use is dictated by the Palm Beach Gardens Zoning Code and Comprehensive Plan. The Palm Beach Gardens zoning and future land use maps indicate the subject property has a zoning designation of PCD (Planned Community Development) with an underlying land use designation of RH (Residential High Density).

Per the City's Zoning Code:

The PCD overlay district is composed of large tracts of land which are planned to function as a relatively self-contained and identifiable district, section, or neighborhood community of the city. It is the intent of the district regulations to encourage ingenuity and imagination in the planning and development or redevelopment of suitable tracts of land large enough to accommodate the various uses and activities associated with a planned community and to permit a large area to be developed under one master plan that includes a mix of land use types at different levels of intensity. The PCD overlay district also is intended to encourage the use of architectural and design features which are aesthetically pleasing and supportive of an enhanced quality of life. The PCD overlay district also is intended for development to occur in a manner that provides one or more specifically identifiable benefits to city residents.

- (b) *Land use.* A PCD may be considered for residential, commercial, professional office, or industrial use, dependent upon the underlying future land use designation.
- (c) *Zoning.* Property shall be rezoned to a single underlying zoning district and a planned community district overlay district. The underlying zoning district designation shall be consistent with the comprehensive plan. The PCD shall be developed consistent with the uses, property development regulations, and other standards applicable to the underlying zoning district. However, the city council may, as part of an overall PCD development order, establish use, property development, and similar regulations for a specific PCD. In that event, the requirements of the development order shall prevail over the requirements of the underlying zoning district designation. In the event the proposed development of a site within a PCD is not consistent with or comparable to the nature of the underlying zoning district, such as the commercial portion of a residential PCD, the procedure outlined below shall apply.
 - (1) Application. The application for site plan approval shall include the following:
 - a. The zoning district most comparable to the proposed site development; and
 - b. Waivers necessary to implement the site plan, based upon the most comparable zoning district.
 - (2) Growth management director. The growth management director shall determine the zoning district to be utilized for comparison purposes. The determination shall include the factors listed below.
 - a. The zoning district most comparable to the proposed project, in order to reduce the number of waivers that may be necessary for overall site development.
 - b. The zoning district most comparable to the overall residential density or nonresidential intensity of the proposed development.



- c. The zoning district with the property development regulations that are most comparable to the proposed project.
- (3) **Waivers.** The determination of the most comparable zoning district by the growth management director may include any additional waivers identified by the city staff that may be necessary for project approval.
- (d) **Phased development.** Based upon an approved master development plan, the district may be developed in phases, pursuant to the site plan review procedures set out in this chapter and consistent with the approved master development plan.
- (e) **Permitted uses.** Unless otherwise established by a PCD development order, the uses permitted in the PCD district shall be governed by the uses permitted in the underlying zoning district. The density permitted in a PCD shall not exceed the allowable density permitted in the comprehensive plan, based upon the standards listed below.
- (1) **Residential.** Some mixtures of residential types of dwelling units are permitted and encouraged, limited to the maximum density set forth in Table 13, notwithstanding additional density bonuses as applicable in other sections of this Code. The city council may approve the following bonus densities for areas developed as PCDs, as indicated in Table 15.

Table 15: Maximum Residential Density in PCDs

Density Category (1)	Maximum Base Density	Density Bonus	Maximum Dwelling Units Per Gross Acre with Bonus Density
Residential Low (RL)	4.0	1.0 du/ac	5.0 du/ac
Residential Medium (RM)	7.0	2.0 du/ac	9.0 du/ac
Residential High (RH)	10.0	2.0 du/ac	12.0 du/ac

Considering the preceding, based on the existing PCD zoning and Residential High future land use designation, were the subject able to be physically developed in the future, it would most likely be done as a residential project with a density up to 10 to 12 units per acre.

Concurrency

The strongest growth control measure ever imposed was passed by the Florida Legislature and became effective on February 1, 1990. This was mandated by Chapter 163, Florida Statutes, otherwise known as the *Growth Management Law*. One provision of this law is referred to as *Concurrency* which dramatically limits the ability to develop real property. It is basically the requirement that adequate infrastructure be available to serve new development. Eight types of infrastructure are affected including traffic, potable water, sewer, drainage, solid waste, recreation and open space, mass transit, and fire rescue.

In May of 2011, House Bill 7172 amended the Growth Management act in an effort to spur economic growth through streamlining and lessening growth management controls. Transportation concurrency requirements were exempted in dense urban land areas with populations of at least 1,000 people per square mile. Also, within dense urban land areas, the DRI process has been exempted. State review of local comprehensive plans was streamlined and zoning changes are now allowed to be considered concurrently with land use plan amendments.



It is the appraisers' understanding that the subject is not subject to any concurrency restrictions. Should the property be altered or redeveloped, the matter of concurrency would need to be revisited at that time.

Utilities

The following utilities are available to the subject property: municipal water and sewer, electricity, and telephone.

Subject Property Sales History

The appraisers have not been provided with a title abstract on the property appraised nor have they conducted a title search of their own. The Palm Beach County Property Appraiser's records indicate that the subject property last transferred on July 24, 1986 for a price of \$0. This transfer was recorded in Palm Beach County OR Book and Page 5072/354.

To the appraisers' knowledge the subject property is not currently listed for sale or subject to a current purchase agreement.

Site Analysis

The following analysis is based upon a personal inspection of the site and Palm Beach County Public Records.

Location

The subject property is located at the northeast corner of Alternate A1A and Gardens Parkway within the municipal boundaries of the City of Palm Beach Gardens. The property has no street address.

Size and Shape

We have relied on the site size for the property from the Palm Beach County public records. The site is an irregular shaped parcel of land having roughly 140 front feet along the west side of Valencia Gardens Avenue, roughly 355 front feet along the east side of Alternate A1A and roughly 700 front feet along the north side of Gardens Parkway. The subject site area is approximately 213,074 square feet or 4.89 acres.

Topography and Drainage

The site is irregular and below road grade. Drainage appears to be adequate for its current use as water management tract

Access

The subject does not currently have any curb cuts for direct vehicle access from the three street frontages on the east, west and south sides of the property.



Easements or Encroachments

The site as it sits has been excavated for water management purposes and there is currently a large pond on the site. It is the appraisers understanding that, as part of the existing water management system for the general area surrounding the Palm Beach Gardens Mall, the subject is encumbered by a drainage easement. It is our understanding that the pond can be modified for drainage purposes, but the drainage easement would prevent filling the site for any building development. (See Extraordinary Assumptions on page 6)

Soil/Environmental Conditions

We have not been provided with nor have we commissioned a soil or sub-soil condition report. The appraisers have no reason to believe that there may be hazardous materials stored and used at the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

HIGHEST AND BEST USE

The Appraisal Institute defines highest and best use as follows:

The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity. (Source: The Dictionary of Real Estate Appraisal, 7th ed., Appraisal Institute, 2022)

The analysis of highest and best use normally applies these considerations in a three step process, involving the analysis of the highest and best use of the site as if vacant, determination of the ideal improvement, and a comparison of the existing improvement with the ideal improvement, in order to estimate the highest and best use as improved. The subject is vacant land, therefore only the first two steps apply.

The subject site contains roughly 4.89 acres and could physically support a number of uses. These physically possible uses must be legal, reasonable, probable, and a logical continuation of surrounding uses within the subject property's neighborhood. The subjects use would be dictated by the future land use designation which is Residential High, supporting development with a residential use with a density by right of up to 10 units per acre. The surrounding area has been developed with a mix of residential and commercial uses.

In consideration of the site's location, land use classification, zoning and surrounding uses, the highest and best use for the subject, as if vacant and unencumbered would be development with some type of multi-family residential (likely a luxury townhome type development) in keeping with the zoning, land use, and neighborhood uses. That said, as encumbered the sites highest and best use is continued use for drainage/water management purposes.



EXPOSURE AND MARKETING TIME

Exposure time is: 1) The time a property remains on the market; 2) The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; 3) A retrospective estimate based on an analysis of past events assuming a competitive and open market.

Marketing time is an opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which is always presumed to precede the effective date of an appraisal.

Advisory Opinion 7 of the Appraisal Standards Board of The Appraisal Foundation and Statement on Appraisal Standards No. 6, Reasonable Exposure Time in Real Property and Personal Property Market Value Opinions address the determination of reasonable exposure and marketing time. (Source: Appraisal Institute, The Dictionary of Real Estate Appraisal, 7th ed., Chicago: Appraisal Institute, 2022).

Financing for commercial properties appears to be available at this time. Most properties offered for sale have been exposed on the market for six to twelve months or longer.

A search of the CoStar Group sales database on September 7, 2026 for residential and commercial land sales (we note that mixed use and potential higher density multifamily sites are most often classified as commercial land in the Costar database) occurring in Palm Beach County since January 1, 2024 showed 58 closed sales with reported historical marketing times (exposure time). The marketing time ranged from 0.1 to 104 months, with an average of 16.8 months and a median of 10 months. We note that the Costar data can be skewed by properties that were significantly overpriced by unmotivated sellers and/or were not properly marketed and languished on the market for several years. We believe if appropriately priced and marketed, the subject would sell in the lower portion of the time frame range exhibited by the CoStar data. Excluding those sales that were on the market for over three years the average falls to roughly 11.6 months, more in line with the median. Properly priced properties sell more quickly.

Considering the preceding sales that have taken place in the local market, and assuming a prudent pricing strategy, we estimate an exposure time of 6 to 12 months for the site as if unencumbered by the drainage easement and available for typical development. That said, the subject is not being offered on the open market and likely would never be in its encumbered state. Due to the limited pool of potential buyers as encumbered by the drainage easement, the actual marketing if placed on the market would likely be extended.



SALES COMPARISON APPROACH

The sales comparison approach is the process of deriving a value indication for the subject property by comparing market information for similar properties with the property being appraised, identifying appropriate units of comparison, and making qualitative comparisons with or quantitative adjustments to the sale prices (or unit prices, as appropriate) of the comparable properties based on relevant, market-derived elements of comparison. (Appraisal Institute, The Dictionary of Real Estate Appraisal, 7th ed., Chicago: Appraisal Institute, 2022.)

The sales comparison approach requires that the appraiser locate recent sales of similar properties and through an adjustment process arrive at an indication of what these properties would have sold for if they possessed all of the salient characteristics of the subject property. These adjusted sales prices are then correlated into an estimate of the market value of the property via the sales comparison approach to value.

A search of the Palm Beach County official records, local multiple listing service records, discussions with local brokers and appraisers and a personal inspection of the subject area produced several sales of similar type properties. The sales used in the analysis were the best comparables that we were able to verify with public records and/or a party to the transaction.

The following pages feature a detailed write up of each comparable used in the analysis, a location map and summary of the selected comparable sales data, which is followed by a discussion of the pertinent adjustments and conclusion of value.



SALE NO. 1 - 1911 Holman Drive, Palm Beach Gardens, FL 33408

AC File No.: 2260175.000, 2260359.000

ID: 914855



OR Book/Page: 35048/0949

Type: Land

Sale Status: Sale

Sub-Type: Multi-Family (> 1 Unit)

Date: May 28, 2024

Grantor: Timothy J. Noble & Patricia Ellen Noble

Grantee: Holman Drive LLC

Legal: Lengthy legal (see deed) being an unplatted parcel in the NW 1/4 of Section 4, Township 42 south, Range 43 East, Palm Beach County, Florida

Folio No.: 00-43-42-04-00-000-4860, 00-43-42-04-00-000-4850, 00-43-42-04-00-000-4840, 00-43-42-04-00-000-3880

Location: North side of Holman Drive, roughly 565 feet west of US Highway 1, Palm Beach Gardens

Zoning: RH - Multiple Family Residential (High Density) by Palm Beach County

Land Use: HR-8 - High Residential (up to 8 DU/Acre)

Utilities: Municipal water and sewer, electricity, and telephone



Site Size: Square Feet: 17,058 Acres: 0.392
 Shape: Rectangular Street Frontage (Ft.): 200
 Topography/Elevation: Level, near road grade

Density: Total No. of Units: 4 (Planned])
 Units/Acre: 10.2

Use: Use at Time of Sale: Vacant
 Intended Use: Multifamily Residential
 Highest and Best Use: Multifamily Residential

Verification: Source: Public Records, OR Bk 35048 Pg 0949, Dean Stokes
 Relationship: Agent, active listing
 Conditions of Sale: Arm's-length
 Verified By: W. Spengler
 Date: May 6, 2026

Sales History: No Arm's length transactions within the previous 5 years

Sales Price: \$750,000

Price/SF Land: \$43.97

Price/Acre: \$1,913,265

Financing: None recorded

Comments:

4 contiguous parcels with residential multi-family (high density) zoning, bordering multi-family and single family properties on Holman Drive, a through-street between US Highway 1 on the east and Ellison Wilson Road to the west. Site dimensions are 200 front feet x 85.29 feet depth. Per the current active listing agent at the time of verification, the property has been offered for sale to developers at \$88.73/SF for 106 days on market, but without acceptable offers the property owner is now planning to construct 4 single family homes on the property.



SALE NO. 2 - 400 Northlake Boulevard, Lake Park, FL 33408

AC File No.: 2240418.000

ID: 914050



OR Book/Page: 35244/1339

Type: Land

Sale Status: Sale

Sub-Type: Multi-Family (> 1 Unit)

Date: August 23, 2024

Grantor: Northlake Promenade Shoppes LLC

Grantee: Avalon Northlake LLC

Legal: Parcels 9 and 10, Northlake Promenade Shoppes, A PUD, Replat No. 1, recorded in Plat Book 124, Pages 51-53, Public Records of Palm Beach County

Folio No.: 36-43-42-21-32-009-0000 & 36-43-42-21-32-010-0000

Location: On the south side of Northlake Boulevard, roughly 1,270 feet west of Federal Highway, Lake Park, Florida

Zoning: C3 - Twin Cities Mixed Use by Lake Park

Land Use: Commercial

Utilities: Municipal water and sewer, electricity, and telephone



Site Size: Square Feet: 394,218 Acres: 9.050
 Shape: Irregular Street Frontage (Ft.): 0
 Topography/Elevation: Level, near road grade

Density: Total No. of Units: 279 (Approved)
 Units/Acre: 30.83

Use: Use at Time of Sale: Mixed-Use
 Intended Use: Mixed-Use
 Highest and Best Use: Mixed-Use

Verification: Source: Pub. Records, CoStar 6835832 via a representative of the seller
 Relationship: Seller
 Conditions of Sale: Arm's-length
 Verified By: W. Spengler
 Date: October 21, 2024

Sales History: No Arm's length transactions within the previous 5 years

Sales Price: \$16,500,000

Price/SF Land: \$41.86

Price/Acre: \$1,823,204

Price/Unit: \$59,140

Financing: Cash to seller

Comments:

Parcel was mostly vacant but included a 10,546 square foot strip center built in 2000 adjacent to an existing Publix grocery store. The Twin Cities Mixed Use district is a development zone between Lake Park and North Palm Beach originally intended for 12-story buildings with residential units and commercial amenities. C3 zone density is 48 dwelling units per acre. A drainage retention pond in the southwest corner of the site is controlled by the Northlake Promenade Shoppes Water Management Association. Subsequent plans submitted for approval on behalf of developer Avalon Bay Communities by land planner Coteleur & Hearing include a 7-story apartment building of 279 apartments with 448 parking spaces to be built on a portion of the site. Unit mix: Studio - 20 units, 1-Bedroom - 133 units, 2-Bedroom - 102 units, 3-Bedroom - 24 units



SALE NO. 3 - 13953 US Highway 1, Juno Beach, FL 33408

AC File No.: 2260359.000

ID: 915003



OR Book/Page: 35438/780

Sale Status: Sale

Type: Land

Sub-Type: Multi-Family (> 1 Unit)

Date: December 6, 2024

Grantor: Juno Square LLP

Grantee: Pulte Home Company, LLC

Legal: See deed for long legal lying in Section 28, Township 41 South, Range 43 East, Palm Beach County, Florida

Folio No.: 28-43-41-28-10-007-0111

Location: Southwest quadrant of US Highway 1 and Donald Ross Road with frontages on both, Juno Beach

Zoning: RM-2 - Multifamily Moderate by Juno Beach

Land Use: MEDR - Medium Density Residential (up to 10 DU/Acre)

Utilities: Municipal water and sewer, electricity, and telephone



Site Size: Square Feet: 188,179 Acres: 4.320
 Shape: L Street Frontage (Ft.): 525
 Topography/Elevation: Level, near road grade

Density: Total No. of Units: 40 (Approved)
 Units/Acre: 9.26

Use: Use at Time of Sale: Vacant
 Intended Use: Townhouse development
 Highest and Best Use: Residential development

Verification: Source: Costar, news coverage, public records
 Relationship: Costar w/seller
 Conditions of Sale: Arm's-length
 Verified By: B. Arnold
 Date: September 4, 2026

Sales History: No Arm's length transactions within the previous 5 years

Sales Price: \$12,960,000

Price/SF Land: \$68.87

Price/Acre: \$3,000,000

Price/Unit: \$324,000

Financing: None recorded

Comments:

This is an L shaped parcel wrapping around a small neighborhood retail plaza. Seller was the plaza owner. Buyer obtained approvals for, and is constructing, a luxury townhouse project on the site to be called the Dunes at Juno Beach. It will feature 40 three-story units with private elevators and two-car garages. Pricing is reported to be starting around \$1,500,000.



SALE NO. 4 - 12450 Central Boulevard, Palm Beach Gardens, FL 33418

AC File No.: 220405.000, 2260359.000

ID: 915002



OR Book/Page: 35722/1509

Sale Status: Sale

Type: Land

Sub-Type: Multi-Family (> 1 Unit)

Date: April 29, 2025

Grantor: 12450 Central Blvd., LLC

Grantee: Palm Beach Gardens Apartments, LLC

Legal: Lengthy legal metes and bounds description being a portion of Tracts A-3, B-3, C-3, C-4 and R-1, Cimarron Cove Re-Plat, Plat Book 119, Page 72, Palm Beach County, Florida

Folio No.: 52-42-41-36-15-001-0000

Location: South side of Victoria Falls Boulevard, between Central Boulevard and Elm Avenue, Palm Beach Gardens

Zoning: PCD - Planned Community Development by Palm Beach Gardens

Land Use: RH - Residential High

Utilities: Municipal water and sewer, electricity, and telephone



Site Size: Square Feet: 287,600 Acres: 6.602
 Shape: Irregular Street Frontage (Ft.): 1,660
 Topography/Elevation: Level, near road grade

Density: Total No. of Units: 221 (Approved)
 Units/Acre: 33.47

Use: Use at Time of Sale: Vacant land
 Intended Use: Multifamily development
 Highest and Best Use: Multifamily development

Verification: Source: public records
 Relationship: public records
 Conditions of Sale: Arm's-length
 Verified By: B. Arnold
 Date: September 4, 2026

Sales History: No Arm's length transactions within the previous 5 years

Sales Price: \$17,680,000

Price/SF Land: \$61.47

Price/Acre: \$2,677,976

Price/Unit: \$80,000

Financing: A construction loan in the amount of \$62,660,000 was obtained by the buyer and recorded in Palm Beach Couty OR Book 35722, Page 15151

Comments:

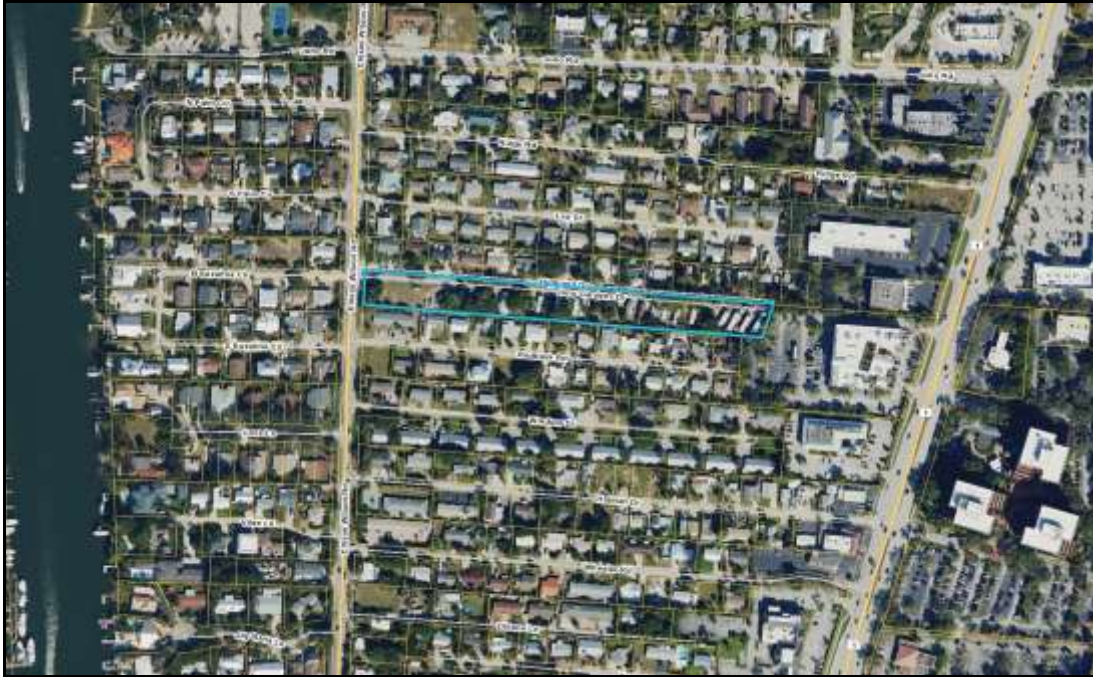
Property had been previously approved by the City (Resolution 6, 2024) for development with 221 apartment units, 22 of which are to be designated as workforce housing. As of confirmation the property was under construction. The project is to be called Gardens Vistas Apartments and has an anticipated completion of Spring 2027. It will feature 131 one-bedroom, 68 two-bedroom and 22 three-bedroom apartments in a four-story building. Amenities include a resort-style swimming pool, gym, two pickleball courts, an interactive game room, coworking spaces, 24/7 package concierge, EV charging stations, a dog park and a nature preserve. Ten percent (22 units) will be workforce housing, defined as reserved for households earning 60–140% of area median income, which at the time ranges from about \$42,600 to \$99,400 annually depending on household size.



SALE NO. 5 - 11 Juno Gardens Drive, Palm Beach Gardens, FL 33408

AC File No.: 2260359.000

ID: 915004



OR Book/Page: 36227/1030

Type: Land

Sale Status: Sale

Sub-Type: Multi-Family (> 1 Unit)

Date: December 22, 2025

Grantor: MHP Palm Beach Gardens, LLC

Grantee: Juno Gardens MHP, LLC

Legal: The North 100 feet of the South 2,450 feet of the NW 1/4 of Section 4, Township 42 South, Range 43 East (less the East 485 feet) as described in Deed Book 937, Page 116, Palm Beach County, Florida

Folio No.: 00-43-42-04-00-000-4240

Location: East side of Ellison Wilson Road, roughly 0.4 miles north of PGA Boulevard, Palm Beach Gardens

Zoning: RH - Multiple Family Residential (High Density) by Palm Beach County

Land Use: HR-8 - High Residential (up to 8 DU/Acre)

Utilities: Municipal water and sewer, electricity, and telephone



Site Size: Square Feet: 114,127 Acres: 2.620
 Shape: Rectangular Street Frontage (Ft.): 100
 Topography/Elevation: Level, near road grade

Density: Total No. of Units: 20 (Planned)
 Units/Acre: 7.63

Use: Use at Time of Sale: Mobile home park
 Intended Use: Townhomes
 Highest and Best Use: Residential redevelopment

Verification: Source: Public records
 Relationship: Public records
 Conditions of Sale: Arm's-length
 Verified By: B. Arnold
 Date: September 4, 2026

Sales History: No Arm's length transactions within the previous 5 years

Sales Price: \$5,000,000

Price/SF Land: \$43.81

Price/Acre: \$1,908,397

Price/Unit: \$250,000

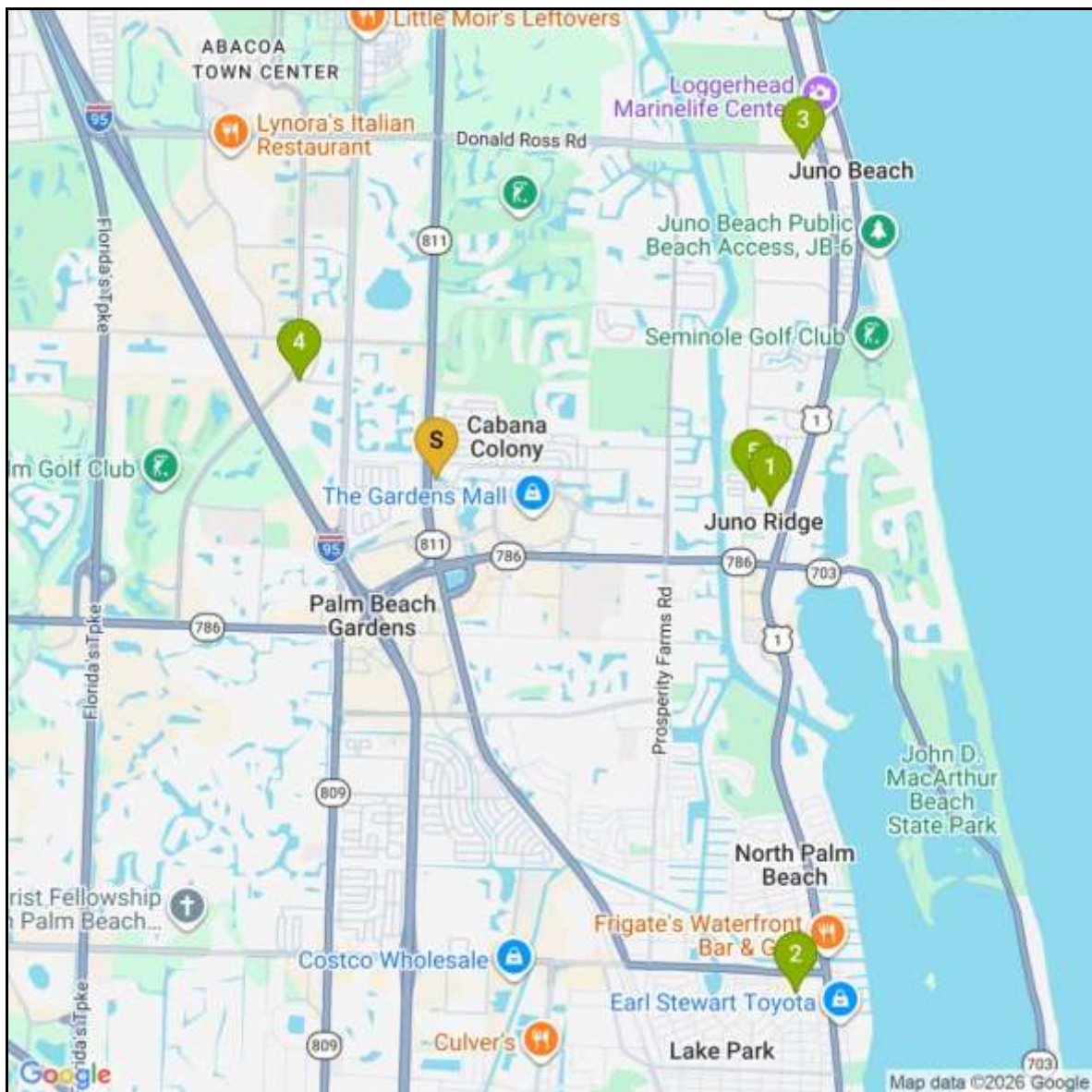
Financing: None recorded

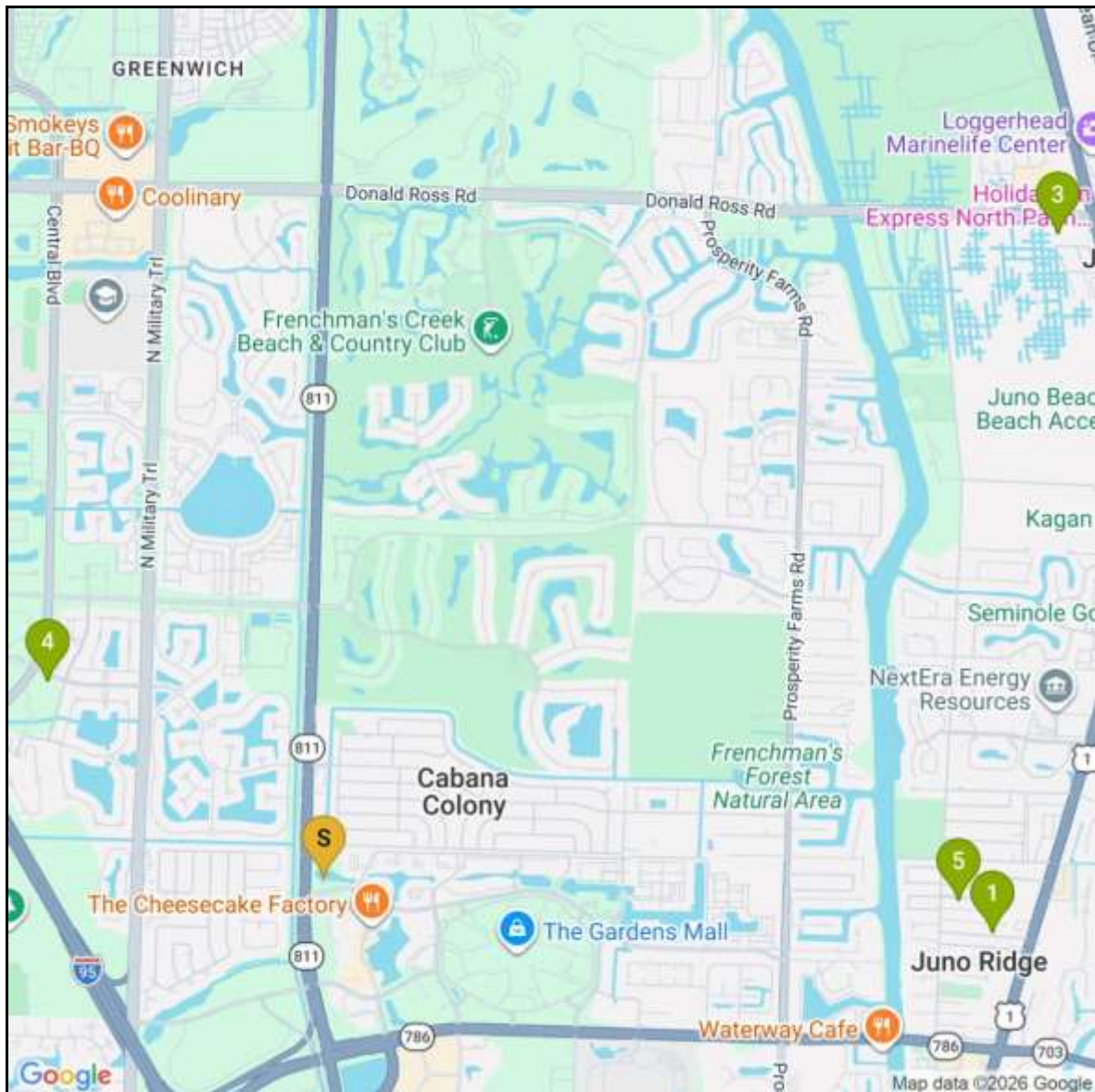
Comments:

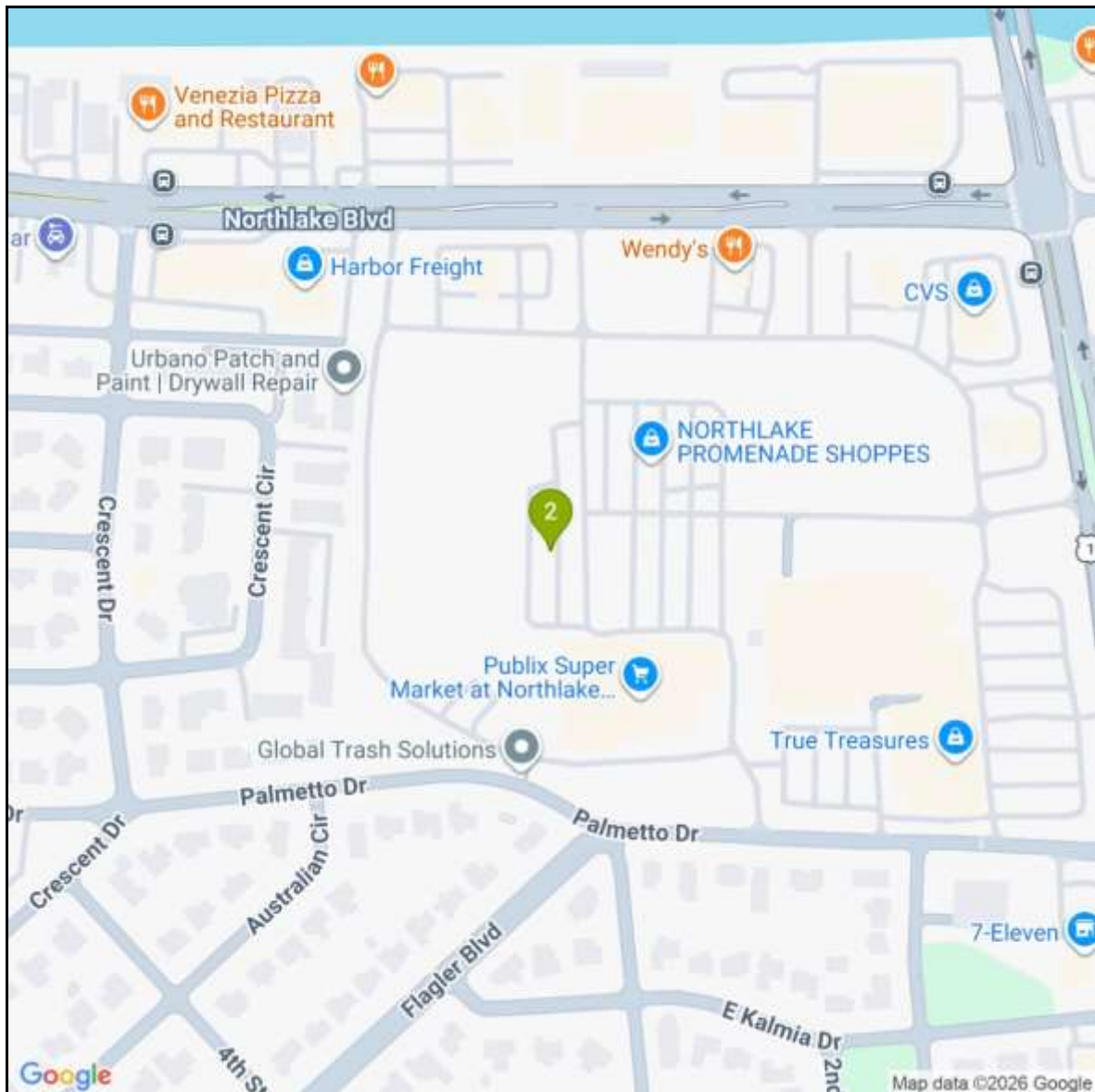
This is an older mobile home park that is economically obsolete. There were only a few tenants left at the time of sale. The buyer is looking to redevelop and has submitted a preliminary site plan for a 20 unit townhome development. The site had previously been approved for 20 condominium units in 2004.



Comparable Sales Locations Maps







SALES SUMMARY TABLE					
Sale No. Date	OR Bk Page	Property Address	Land Area SF Acres	Sale Price	Price/SF of Land
1 May-24	35048 0949	1911 Holman Drive Palm Beach Gardens	17,058 0.39	\$750,000	\$43.97
2 Aug-24	35244 1339	400 Northlake Boulevard Lake Park	394,218 9.05	\$16,500,000	\$41.86
3 Dec-24	35438 780	13953 US Highway 1 Juno Beach	188,179 4.32	\$12,960,000	\$68.87
4 Apr-25	35722 1509	12450 Central Boulevard Palm Beach Gardens	287,600 6.60	\$17,680,000	\$61.47
5 Dec-25	36227 1030	11 Juno Gardens Drive Palm Beach Gardens	114,127 2.62	\$5,000,000	\$43.81
Subj. Sep-26	N/A	Northeast corner of Alternate A1A and Gardens Parkway Palm Beach Gardens	213,074 4.89	N/A	N/A

Sales Summary and Discussion

In this analysis, we considered differences between the sales and the subject in terms of property rights sold, conditions of sale, financing, market conditions (trend or time adjustment), location, land size, and quality and condition of any existing improvements.

The appraisers based the comparisons on a standardized unit of measure, the sale price per square foot of land. The sale price per square foot of land correlates well among the comparable sales and is commonly used by buyers in this type of analysis.

Property Rights

The property rights transferred were believed to be those of the fee simple estate. The subject property would transfer subject to a drainage easement that would severely limit the buyer's bundle of rights in that they would not be able to build a project on the site itself. We have considered this legal limitation and adjusted for it, together with its current physical limitations resulting from the easement, after we have considered and applied the other pertinent adjustments.

Conditions of Sale

All sales were reportedly market oriented. No adjustment consideration for conditions of sale was necessary.



Financing

We considered any indication of favorable financing. All sales were either on a cash basis or had market oriented financing, therefore, no differences were noted nor were adjustments made.

Market Conditions

The sales occurred over the period from May 28, 2024 to December 22, 2025. The subject property date of value is September 7, 2026. The local market for similar properties has shown stable market conditions over time period of the sales and through the date of value. No adjustments for changing market conditions have been applied.

Location

The subject property is located at the northeast corner of Alternate A1A and Gardens Parkway in Palm Beach Gardens. Comparable 4 is located in Palm Beach Gardens in close proximity to the subject and warrants no adjustment for location. Comparables 1 and 5 are also located the Palm Beach Gardens area, but in a submarket with generally lower rents and overall pricing to that of the subject and warrant upward adjustment. Comparable 2 is located in the Lake Park market which is also considered generally inferior to the subject warranting upward adjustment to this comparable as well. Comparable 3 is located in the Juno Beach Submarket within close proximity to coastal amenities and warrants some downward consideration for this factor.

Size

Generally, larger properties will sell for a somewhat lower price per square foot of land than smaller ones, and vice versa, when all else is equal. The sales in this data set do not appear to follow this pattern and no adjustment is warranted.

Site Conditions

Properties of all different shapes can typically be developed. Some properties, however, allow for a more efficient development of the site providing for the maximum development intensity. Neither the subject nor the comparables appear be significantly impacted by their shape in such a manner as to limit their development. Another factor considered here is the existence of any physically detrimental site conditions such as contamination or muck. Neither the subject nor any of the comparables were known to suffer from any detrimental site conditions from a soil standpoint. That said, the subject has been excavated for its current use as part of the local areas water management system and were it to be developed, would warrant fill to create a building pad. This factor would warrant downward adjustment were the subject not encumbered by the drainage easement that would preclude it's being filled for physical development with a vertical building project. As a result of the easement, the site has been excavated for water management purposes. The site physical characteristics resulting from the easement have been considered together with the property rights adjustment later in this report as they are linked.



Zoning/Land Use

The subject property has a zoning designation of PCD (Planned Community Development) by Palm Beach Gardens with an underlying future land use of RH (Residential High Density) by Palm Beach Gardens.

Though they may vary by municipality, all of the comparables have similar moderate to higher density residential oriented designations that allow for similar uses as the subject. No adjustment for use is warranted. However, some of the comparables do have significantly higher allowable densities than the subject and warrant some downward adjustment for this factor.

Property Rights (Adjustment for Easement)

The appraisers were not able to locate any local examples of sites with similar drainage encumbrances to the subject which have been involved in market transactions to which we could apply a paired sales analysis. However, we have developed the following discussion and analysis of the impact of the encumbrance. We start by highlighting the key impacts of the encumbrance.

A) The subject property owner will be able to use the encumbered land area in calculating potential development regulations such as setbacks and lot coverage etc.

B) The property owner can modify the existing pond for drainage and aesthetic purposes. However, the owner would not be able to physically build a project on the property.

C) The net effect of the encumbrance is that the property owner would not have exclusive use of the encumbered area and could not place any physical building improvements on the area.

D) Use would be shared with the public (other users with drainage rights linked to the subject tract). However, the property owner would be tasked with maintaining the encumbered area.

Overall, the key points affecting the impact on value of the drainage easement is that it precludes exclusive use by the property owner and does not allow physical development on the site itself. The loss of exclusivity of use and the ability to construct on the property has a major impact on value.

Considering the shared use of the site, lack of developability and responsibility for maintenance, it seems logical that an adjustment to measure the effect on value in the range of 90% is warranted.

This conclusion is supported by an examination of various easement impacts as shown in the May/June 2006 issue of Right of Way Magazine, published by the International Right of Way Association (IRWA). The IRWA is a professional member organization comprised of global infrastructure real estate practitioners. Established as a not-for-profit association in 1934, IRWA has served professionals who acquire, manage and transfer the land rights needed for building and maintaining energy and transportation infrastructure. The particular article titled Easement Valuation examines the impact of easements on owner's rights and property values. The article contains an easement valuation matrix that breaks down several types of easement and their impacts on value. The matrix follows.



Percentage of Fee	Comments	Potential Types of Easements
90% - 100%	Severe impact on surface use Conveyance of future uses	Overhead electric Flowage easements Railroad ROW Irrigation canals Access roads
75% - 89%	Major impact on surface use Conveyance of future uses	Pipelines Drainage easements Flowage easements
51% - 74%	Some impact on surface use Conveyance of ingress/egress rights	Pipelines Scenic easements
50%	Balanced use by both owner and easement holder	Water or sewer lines Cable line Telecommunications
26% - 49%	Location along a property line, location across non usable land area	Water or sewer line Cable lines
11% - 25%	Subsurface or air rights that have minimal effect on use and utility Location with a setback	Air rights Water or sewer line
0% to 10%	Nominal effect on use and utility	Small subsurface easement

Considering the preceding matrix in relation to the subject encumbrance, we note that the encumbrance is not nominal, nor subsurface. Thus, the impact is likely larger than 0% to 10% or 11% to 25%. The encumbered area is not located along a property line, and would not be isolated within a required setback indicating an adjustment above 50% is warranted. The impact will severely limit surface use which would push the impact beyond 51% to 74% and into the range of 75% to 90% or more.

With the preceding in mind, we have applied downward adjustment of 90% to account for the easement.



QUANTITATIVE SALES ADJUSTMENT CHART - PRICE/LAND SF														
Sale Date	Property Address	Land SF	Price/ Land SF	Financing/ Adj. Price/ Land SF	Conditions of Sale/ Adj. Price/ Land SF	Market Conditions/ Adj. Price/ Land SF	Location	Land Size	Site Conditions	Zoning/ Land Use	Combined Adjustment	Overall Indication Not Encumbered	Property Rights (Easement) Adjustment	Overall Indication As Encumbered
1 May-24	1911 Holman Drive Palm Beach Gardens	17,058	\$43.97	0% \$43.97	0% \$43.97	0.0% \$43.97	20%	0%	0%	0%	20%	\$52.76	-90%	\$5.28
2 Aug-24	400 Northlake Boulevard Lake Park	394,218	\$41.86	0% \$41.86	0% \$41.86	0.0% \$41.86	30%	0%	0%	-10%	20%	\$50.23	-90%	\$5.02
3 Dec-24	13953 US Highway 1 Juno Beach	188,179	\$68.87	0% \$68.87	0% \$68.87	0.0% \$68.87	-20%	0%	0%	0%	-20%	\$55.10	-90%	\$5.51
4 Apr-25	12450 Central Boulevard Palm Beach Gardens	287,600	\$61.47	0% \$61.47	0% \$61.47	0.0% \$61.47	0%	0%	0%	-10%	-10%	\$55.33	-90%	\$5.53
5 Dec-25	11 Juno Gardens Drive Palm Beach Gardens	114,127	\$43.81	0% \$43.81	0% \$43.81	0.0% \$43.81	20%	0%	0%	0%	20%	\$52.57	-90%	\$5.26
Subj. Sep-26	Northeast corner of Alternate A1A and Gardens Parkway Palm Beach Gardens	213,074	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



Conclusion

Considering all of these differences, we developed the preceding quantitative comparison table listing the sales as they compare to the subject property, based on a price per square foot of land. Not all categories considered are depicted. Those omitted reflect no differences between the sales and the subject property.

The unadjusted range of value indicated by the sales is roughly \$41.86 to \$68.87 per square foot of land area. The preceding quantitative comparison chart shows the value range for the subject property after adjustment based on a price per square foot of land area to be from \$5.02 to \$5.53 with a mean of \$5.32. Considering all of the salient factors discussed previously and prevailing market conditions, the appraisers feel a conclusion in the middle portion of the indicated range is most appropriate. Given the preceding data and discussions, it is concluded that the market reflects a value per square foot of land area for the subject property of \$5.25 as of September 7, 2026. Total value is calculated as follows:

213,074 Square Feet @ \$5.25 per Square Foot =	\$1,118,385.50
--	----------------

Rounded To:

ENCUMBERED MARKET VALUE VIA SALES COMPARISON APPROACH:	\$1,100,0000
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QUALIFICATIONS OF APPRAISER

ROBERT B. BANTING, MAI, SRA

PROFESSIONAL DESIGNATIONS - YEAR RECEIVED

MAI - Member Appraisal Institute - 1984

SRA - Senior Residential Appraiser, Appraisal Institute - 1977

SRPA - Senior Real Property Appraiser, Appraisal Institute - 1980

State-Certified General Real Estate Appraiser, State of Florida, License No. RZ4 - 1991

EDUCATION AND SPECIAL TRAINING

Licensed Real Estate Broker - #3748 - State of Florida

Graduate, University of Florida, College of Business Administration, BSBA (Major - Real Estate & Urban Land Studies) 1973

Successfully completed and passed the following Society of Real Estate Appraisers (SREA) and American Institute of Real Estate Appraisers (AIREA) courses and/or exams: Note: the SREA & AIREA merged in 1991 to form the Appraisal Institute.

SREA R2: Case Study of Single Family Residence
SREA 201: Principles of Income Property Appraising
SREA: Single Family Residence Demonstration Report
SREA: Income Property Demonstration Report
AIREA 1B: Capitalization Theory and Techniques
SREA 101: Introduction to Appraising Real Property
AIREA: Case Studies in Real Estate Valuation
AIREA: Standards of Professional Practice
AIREA: Introduction to Real Estate Investment Analysis
AIREA 2-2: Valuation Analysis and Report Writing
AIREA: Comprehensive Examination
AIREA: Litigation Valuation
AIREA: Standards of Professional Practice Part C

ATTENDED VARIOUS APPRAISAL SEMINARS AND COURSES, INCLUDING:

The Internet and Appraising	Golf Course Valuation	Discounting Condominiums & Subdivisions
Narrative Report Writing	Appraising for Condemnation	Condemnation: Legal Rules & Appraisal Practices
Condominium Appraisal	Reviewing Appraisals	Analyzing Commercial Lease Clauses
Eminent Domain Trials	Tax Considerations in Real Estate	Testing Reasonableness/Discounted Cash Flow
Mortgage Equity Analysis	Partnerships & Syndications	Hotel and Motel Valuation
Advanced Appraisal Techniques	Federal Appraisal Requirements	Analytic Uses of Computer in the Appraisal Shop
Valuation of Leases and Leaseholds	Valuation Litigation Mock Trial	Residential Construction From The Inside Out
Rates, Ratios, and Reasonableness	Analyzing Income Producing Properties	Development of Major/Large Residential Projects
Standards of Professional Practice	Regression Analysis In Appraisal Practice	Federal Appraisal Requirements

Engaged in appraising and consulting assignments including market research, rental studies, feasibility analysis, expert witness testimony, cash flow analysis, settlement conferences, and brokerage covering all types of real estate since 1972.

President of Anderson & Carr, Inc., Realtors and Appraisers, established 1947 from 1995 to 2025

Past President Palm Beach County Chapter, Society of Real Estate Appraisers (SREA)

Realtor Member of Central Palm Beach County Association of Realtors

Special Master for Palm Beach County Property Appraisal Adjustment Board

Qualified as an Expert Witness providing testimony in matters of condemnation, property disputes, bankruptcy court, foreclosures, and other issues of real property valuation.

Member of Admissions Committee, Appraisal Institute - South Florida Chapter

Member of Review and Counseling Committee, Appraisal Institute - South Florida Chapter

Approved appraiser for State of Florida, Department of Transportation and Department Natural Resources.

Instructor of seminars, sponsored by the West Palm Beach Board of Realtors.

Authored articles for The Palm Beach Post and Realtor newsletter.

Real Estate Advisory Board Member, University of Florida.

TYPES OF PROPERTY APPRAISED - PARTIAL LISTING

Air Rights	Medical Buildings	Apartment Buildings	Churches
Amusement Parks	Department Stores	Hotels - Motels	Marinas
Condominiums	Industrial Buildings	Office Buildings	Residences - All Types
Mobile Home Parks	Service Stations	Special Purpose Buildings	Restaurants
Auto Dealerships	Vacant Lots - Acreage	Residential Projects	Golf Courses
Shopping Centers	Leasehold Interests	Financial Institutions	Easements

"I am currently certified under the continuing education program of the Appraisal Institute."

**QUALIFICATIONS OF APPRAISER
BEAU M. ARNOLD**

GENERAL INFORMATION

State-Certified General Real Estate Appraiser RZ2937
State Licensed Real Estate Sales Associate SL3076071

EDUCATION AND SPECIAL TRAINING

Graduate, University of Florida, College of Business Administration,
BSBA (Majors - Real Estate and Management) 1997

Successfully completed and passed the following courses:

UF:	Real Estate Analysis
UF:	Real Estate Valuation
AI 200R:	Residential Market Analysis and Highest and Best Use
AI 300GR:	Real Estate Finance, Statistics, and Valuation Modeling
AI I310	Basic Income Capitalization
AI I410N:	National Uniform Standards of Professional Appraisal Practice
AI 520:	Highest & Best Use and Market Analysis

Engaged in appraising and researching real estate with Anderson and Carr, Inc. since May of 1997.

TYPES OF PROPERTY APPRAISED

Single Family Homes	Condominiums
Commercial Land	Multi-Family Land
Residential Land	Industrial Land
Agricultural Land	Subdivision Land
Conservation/Environmentally Sensitive Land	Public Land
Apartment Buildings	Retail Buildings
Warehouse Buildings	Office Buildings
Proposed Construction	Gas Stations
Net leased Properties	Special Purpose Properties
Restaurants	Shopping Centers
Houses of Worship	Schools
Civic Facilities	Mobile Home Parks
Marinas	Golf Courses
Rights-of-Way	Easements
Leasehold Interests	



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

FLORIDA REAL ESTATE APPRAISAL BD

THE CERTIFIED GENERAL APPRAISER HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

BANTING, ROBERT B

521 S OLIVE AVE
WEST PALM BEACH FL 33401

LICENSE NUMBER: RZ4

EXPIRATION DATE: NOVEMBER 30, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 11/26/2024

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Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

FLORIDA REAL ESTATE APPRAISAL BD

THE CERTIFIED GENERAL APPRAISER HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

ARNOLD, BEAU M

930 CHURCHILL ROAD
WEST PALM BEACH FL 33405

LICENSE NUMBER: RZ2937

EXPIRATION DATE: NOVEMBER 30, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 10/16/2024

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Northern Palm Beach County Improvement District

Purchase Order
No.

26-1243

Purchase Order

Vendor :490

Anderson & Carr, Inc.

521 South Olive Avenue
West Palm Beach, FL 33401
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 08/20/2026
Required Date 08/30/2026
Prepared By KATHLEEN E. ROUNDTREE

Workflow ID 04
Status Documents Transferred to Abila
Description Appraisal for potential Unit 19 property at
the NE corner of Alt. A1A and Gardens
Parkway

Change Order 0

Project No

Invoice to Y
follow

Comments : per CDB

Qty	Unit Type	Fund	GL Acct	Item Description	Unit Price	Total
1	EA	1901	53118	Appraisal for potential Unit 19 property at the NE corner of Alt. A1A and Gardens Parkway	5,500.00	5,500.00

Total : \$5,500.00

Approval Information

KATHLEEN E. ROUNDTREE	Transmit to MIP - Approved	08/21/2026 9:30 AM
KATHLEEN E. ROUNDTREE	Finance Director - Approved	08/21/2026 9:28 AM
LAURA L. HAM	Budget Manager - Approved	08/20/2026 1:06 PM
Kimberly A. Leser	District Engineer - Approved	08/20/2026 12:08 PM
KATHLEEN E. ROUNDTREE	Requester - Submitted	08/20/2026 12:01 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.



NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

QUARTERLY FINANCIAL REPORT

QUARTER ENDED SEPTEMBER 30, 2026



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Quarterly Overview of Financial Statement variance information as of 09/30/26

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.
- Financial statements are presented on a cash basis. Accruals have not been completed at the time of printing.

General

- Repair & Maintenance- Buildings is over budget due to the exterior door replacement project budgeted for in a previous fiscal year, but completed during this fiscal year.
- Machinery & Equipment is over budget due to an unbudgeted, but necessary, retrofit of a portable generator so that it can be used by the newly upgraded pump stations. In addition, the cost of replacement vehicles was higher than anticipated. This overage is largely offset by the sale proceeds from the older vehicles, presented on the financial statements as Other Financing Sources.

Unit 1- Grammercy Park

- Debt Service-Principal is over budget due to the loan being greater than expected when budgeted. However, the over budget in Debt Service -Principal was more than offset by the under budget amount in Debt Service -Interest. Interest was budgeted at 9% but the actual loan was awarded at 4.01% interest.

Unit 5D- Andros Isles

- Machinery & Equipment is over budget due to a generator that was ordered during this fiscal year but was budgeted in a prior year.

Unit 7- Dyer Park

- Debt Service-Principal is over budget due to the loan being greater than expected when budgeted. However, the over budget in Debt Service -Principal was more than offset by the under budget amount in Debt Service -Interest. Interest was budgeted at 9% but the actual loan was awarded at 4.01% interest.

Unit 9A- Abacoa I

- Engineering is over budget and Improvements Other than Building is under budget due to a lake bank study that resulted in the lake banks not needing extensive repair as previously anticipated.

Unit 11- PGA National

- 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- Gardens Hunt Club

- 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 14- Eastpointe

- Repair & Maintenance- Culverts and Engineering are over budget due to an unplanned culvert project to repair a stormwater drainage ditch with steep slopes.

Unit 15- Villages of Palm Beach Lakes

- Repair & Maintenance- Culverts is under budget since the large culvert repair project planned using loan proceeds was less than anticipated. Therefore, more culvert repairs can be completed using loan proceeds and not maintenance funds.
- Debt Service-Principal is over budget due to the loan being greater than expected when budgeted. However, the over budget in Debt Service -Principal was more than offset by the under budget amount in Debt Service -Interest. Interest was budgeted at 9% but the actual loan was awarded at 4.01% interest.

Unit 16- Palm Beach Park of Commerce

- Roadway and Drainage improvements are under budget due to postponing the road repair and overlay until additional street lights are installed by FPL. The light installation could require cutting into the road. Once the lights are installed, repairs and road overlay can commence.

Unit 18- Ibis Golf and Country Club

- 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.
- Repair & Maintenance- Pump Station is over budget due to expenses for pump rebuilds and pipe gate repairs budgeted in the prior year completed during this fiscal year.

Unit 19- Regional Center

- Biological Weed Control is over budget due to BioBoost materials installed. Budgeted in a prior year.

Unit 21- Old Marsh

- Biological Weed Control is over budget due to BioBoost materials installed. Budgeted in a prior year.
- Machinery & Equipment is over budget due to the new generator budgeted in a prior year but installed and expensed during this fiscal year.

Unit 24- Ironhorse

- 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.
- Debt Service-Principal is over budget due to the loan being greater than expected when budgeted. However, the over budget in Debt Service -Principal was more than offset by the under budget amount in Debt Service -Interest. Interest was budgeted at 9% but the actual loan was awarded at 4.01% interest.

Unit 43- Mirasol

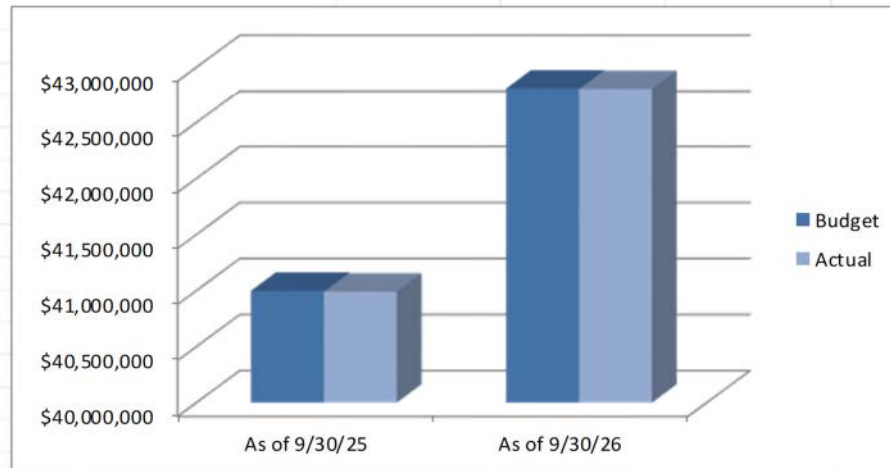
- Repair & Maintenance- Culverts is over budget due to a large lake interconnect pipe that required slip lining. The Board approved an Amendment to the High Level Maintenance Agreement with Mirasol Master Maintenance Association and the Mirasol Club/Association Inc. that will have Northern maintain the lake interconnect pipes after October 1, 2026. Funds are budgeted for this in the FY 2026/2027 Budget.

Unit 45- Paseos

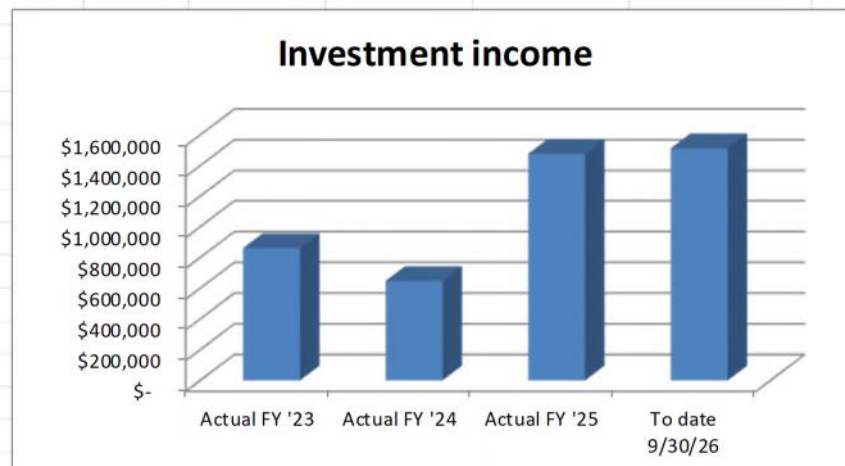
- Repair & Maintenance- Roads is under budget due to less sidewalk and road repairs needed this fiscal year. The prior fiscal year required approximately \$150,000 in road and sidewalk repairs due to the high amount of maturing oak trees in the neighborhood.

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 9/30/25	\$ 40,998,891	\$ 40,991,594	(7,297.49)	-0.018%
As of 9/30/26	\$ 42,812,111	\$ 42,807,944	(4,167.33)	-0.010%
In(De)crease from prior year - \$	1,813,220.00	1,816,350.16		
In(De)crease from prior year - %	4.4%	4.4%		



Investment income:*				
	Actual FY '23	Actual FY '24	Actual FY '25	To date 9/30/26
Investment income	\$ 861,091	\$ 647,270	\$ 1,476,296	1,512,709



*Maintenance funds only

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	75,555.57	75,556.00	(0.43)	99.99%	0.00%
UNIT 2 - MAINTENANCE FUND	426,196.58	426,291.00	(94.42)	99.97%	0.02%
UNIT 2A - MAINTENANCE FUND	185,792.72	185,826.00	(33.28)	99.98%	0.01%
UNIT 2A - DEBT FUND	350,416.89	350,480.00	(63.11)	99.98%	0.01%
UNIT 2C - MAINTENANCE FUND	883,050.94	883,050.00	0.94	100.00%	0.00%
UNIT 2C - DEBT SERVICE FUND	5,003,773.01	5,003,773.00	0.01	100.00%	0.00%
UNIT 3 - MAINTENANCE FUND	471,165.93	471,166.00	(0.07)	99.99%	0.00%
UNIT 3A - MAINTENANCE FUND	391,926.03	391,926.00	0.03	100.00%	0.00%
UNIT 3A - DEBT FUND	417,686.69	417,687.00	(0.31)	99.99%	0.00%
UNIT 4 - MAINTENANCE FUND	678,759.90	678,998.00	(238.10)	99.96%	0.03%
UNIT 5 - MAINTENANCE FUND	540,178.09	540,178.00	0.09	100.00%	0.00%
UNIT 5A - MAINTENANCE FUND	1,049,543.51	1,049,544.00	(0.49)	99.99%	0.00%
UNIT 5B - MAINTENANCE FUND	452,653.30	452,653.00	0.30	100.00%	0.00%
UNIT 5C - MAINTENANCE FUND	69,006.17	69,006.00	0.17	100.00%	0.00%
UNIT 5D - MAINTENANCE FUND	219,907.38	219,907.00	0.38	100.00%	0.00%
UNIT 7 - MAINTENANCE FUND	153,528.36	153,528.00	0.36	100.00%	0.00%
UNIT 9 - MAINTENANCE FUND	155,689.97	155,783.00	(93.03)	99.94%	0.05%
UNIT 9A - MAINTENANCE FUND	1,623,978.04	1,624,117.00	(138.96)	99.99%	0.00%
UNIT 9A - DEBT FUND	2,824,238.29	2,824,488.00	(249.71)	99.99%	0.00%
UNIT 9B - MAINTENANCE FUND	1,261,938.69	1,262,073.00	(134.31)	99.98%	0.01%
UNIT 9B - DEBT FUND	1,298,279.86	1,298,421.00	(141.14)	99.98%	0.01%
UNIT 11 - MAINTENANCE FUND	3,719,908.62	3,721,209.00	(1,300.38)	99.96%	0.03%
UNIT 12 - MAINTENANCE FUND	85,620.01	85,620.00	0.01	100.00%	0.00%
UNIT 12A - MAINTENANCE FUND	31,837.62	31,838.00	(0.38)	99.99%	0.00%
UNIT 14 - MAINTENANCE FUND	1,170,620.14	1,170,620.00	0.14	100.00%	0.00%
UNIT 15 - MAINTENANCE FUND	1,128,035.36	1,128,822.00	(786.64)	99.93%	0.06%
UNIT 16 - MAINTENANCE FUND	1,758,964.78	1,758,965.00	(0.22)	99.99%	0.00%
UNIT 16 - DEBT FUND	293,717.94	293,718.00	(0.06)	99.99%	0.00%
UNIT 18 - MAINTENANCE FUND	2,428,224.82	2,428,225.00	(0.18)	99.99%	0.00%
UNIT 19 - MAINTENANCE FUND	629,699.51	629,700.00	(0.49)	99.99%	0.00%
UNIT 19A - MAINTENANCE FUND	27,607.51	27,606.00	1.51	100.00%	0.00%
UNIT 20 - MAINTENANCE FUND	127,138.97	127,139.00	(0.03)	99.99%	0.00%
UNIT 21 - MAINTENANCE FUND	960,437.28	960,437.00	0.28	100.00%	0.00%
UNIT 23 - MAINTENANCE FUND	439,282.52	439,283.00	(0.48)	99.99%	0.00%
UNIT 24 - MAINTENANCE FUND	401,597.82	401,598.00	(0.18)	99.99%	0.00%
UNIT 27B - MAINTENANCE FUND	201,997.66	201,998.00	(0.34)	99.99%	0.00%
UNIT 27B - DEBT FUND	230,826.60	230,827.00	(0.40)	99.99%	0.00%
UNIT 29 - MAINTENANCE FUND	108,996.36	108,996.00	0.36	100.00%	0.00%
UNIT 31 - MAINTENANCE FUND	1,427,743.45	1,428,506.00	(762.55)	99.94%	0.05%
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	34,199.89	34,200.00	(0.11)	99.99%	0.00%
UNIT 34 - MAINTENANCE FUND	217,532.63	217,533.00	(0.37)	99.99%	0.00%
UNIT 38 - MAINTENANCE FUND	85,646.88	85,647.00	(0.12)	99.99%	0.00%
UNIT 41 - MAINTENANCE FUND	8,807.76	8,808.00	(0.24)	99.99%	0.00%
UNIT 43 - MAINTENANCE FUND	1,320,561.23	1,320,561.00	0.23	100.00%	0.00%
UNIT 43 - DEBT FUND	1,240,699.83	1,240,699.00	0.83	100.00%	0.00%
UNIT 44 - MAINTENANCE FUND	163,387.28	163,387.00	0.28	100.00%	0.00%
UNIT 44 - DEBT FUND	582,520.70	582,521.00	(0.30)	99.99%	0.00%
UNIT 45 - MAINTENANCE FUND	515,294.00	515,294.00	0.00	100.00%	0.00%
UNIT 45 - DEBT FUND	272,431.25	272,431.00	0.25	100.00%	0.00%
UNIT 46 - MAINTENANCE FUND	82,987.82	82,988.00	(0.18)	99.99%	0.00%
UNIT 46 - DEBT FUND	796,922.81	796,923.00	(0.19)	99.99%	0.00%

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	64,108.59	64,241.00	(132.41)	99.79%	0.20%
UNIT 49 - MAINTENANCE FUND	107,859.85	107,860.00	(0.15)	99.99%	0.00%
UNIT 51 - MAINTENANCE FUND	44,221.32	44,221.00	0.32	100.00%	0.00%
UNIT 53 - MAINTENANCE FUND	81,798.96	81,799.00	(0.04)	99.99%	0.00%
UNIT 53 - DEBT FUND	<u>3,454,928.40</u>	<u>3,454,928.00</u>	<u>0.40</u>	<u>100.00%</u>	<u>0.00%</u>
Report Difference	42,807,943.67	42,812,111.00	(4,167.33)	99.99%	0.01%
	=====	=====	=====	=====	=====

Northern Palm Beach County Improvement District
Investment Summary
September 30, 2026

Description	Bank Balance			% of Investments	Interest Rates		
	Current Month	Prior Month	Prior Year		Current Month	Prior Month	This Month Last Year
Pooled Cash Accounts:							
Wells Fargo (2)	\$ 6,412,152	\$ 4,458,669	\$ 4,738,664	11.2%	0.00%	0.00%	0.00%
Alt Ckg (TD Bank)	\$ 3,294,162	\$ 3,289,430	\$ 3,235,702	5.8%	1.75%	1.75%	2.20%
Bank of New York LMS Platform:							
Dreyfus Govt Cash Mgmt (DR289)	\$ -	\$ 14,377,542	\$ -	0.0%	3.63%	3.55%	4.12%
Dreyfus Trsy Agy (DR521)	\$ -	\$ 14,376,917	\$ -	0.0%	3.64%	3.54%	4.07%
JP Morgan USTrsy (J3918)	\$ -	\$ 99	\$ 95	0.0%	3.69%	3.70%	3.70%
JP Morgan 100 USTrsy (J3163)	\$ 39,839,092	\$ 14,951,698	\$ 37,956,282	69.9%	3.59%	3.59%	3.81%
Total Pooled Cash	\$ 49,545,405	\$ 51,454,356	\$ 45,930,744				
Bond Trust Accounts (held with Bank Of New York Mellon):							
Debt Service Funds	\$ 375,551	\$ 304,543	\$ 450,133	0.7%	3.58%	3.58%	4.27%
Reserve Funds	\$ 6,312,922	\$ 6,360,118	\$ 7,704,672	11.1%	3.58%	3.58%	4.27%
Project Funds	\$ 767,978	\$ 851,200	\$ 2,653,287	1.3%	3.58%	3.58%	4.27%
Total Trust Monies	\$ 7,456,450	\$ 7,515,862	\$ 10,808,091				
GRAND TOTAL	\$ 57,001,856	\$ 58,970,218	\$ 56,738,835				

Notes:

(1) The District's general operations banking is with Wells Fargo. A 35bps earnings credit rate is received to offset bank service fees.

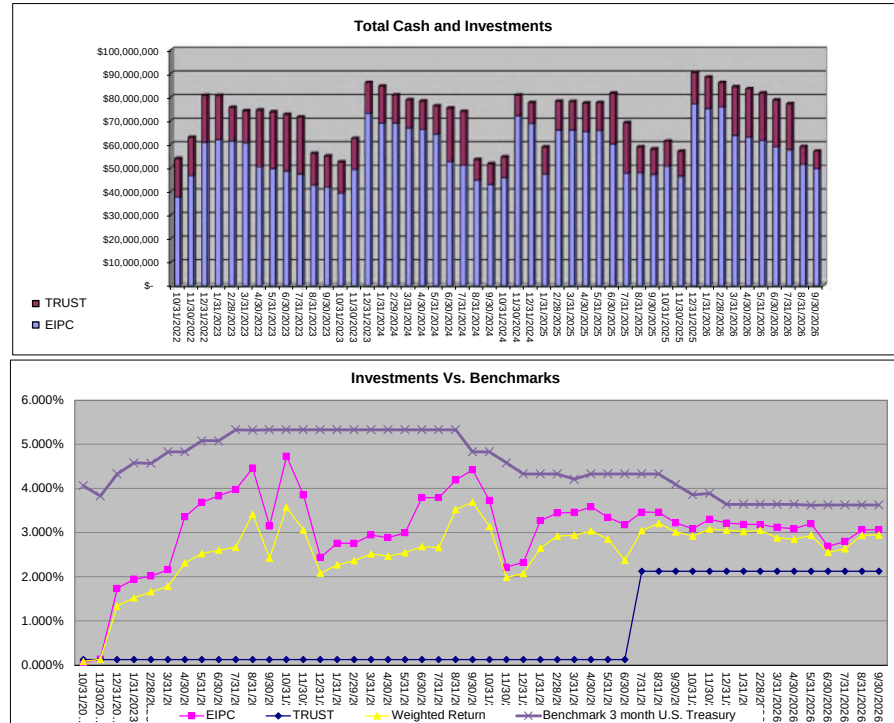
(2) Compliance with investment policy is summarized below:

- All bond trust accounts are in compliance with permitted investments pursuant to the bond resolutions:
- Pooled cash accounts are subject to the following requirements regarding portfolio composition:

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

NPBCID
CASH INVESTMENTS
SUMMARY

DOLLARS				RATES				Benchmark 3 month U.S. Treasury	Above / (Below) Benchmark
Date	EIPC	TRUST	TOTAL	EIPC	TRUST	Weighted Return			
10/31/2021	\$ 38,575,121	\$ 24,219,417	\$ 62,794,538	0.013%	0.125%	0.056%		0.050%	0.006%
11/30/2021	\$ 42,331,957	\$ 23,301,835	\$ 65,633,792	0.012%	0.125%	0.052%		0.050%	0.002%
12/31/2021	\$ 61,034,165	\$ 20,932,763	\$ 81,966,928	0.008%	0.125%	0.038%		0.060%	(0.022%)
1/31/2022	\$ 57,639,703	\$ 23,632,627	\$ 81,272,331	0.009%	0.125%	0.042%		0.240%	(0.198%)
2/28/2022	\$ 57,659,142	\$ 18,852,765	\$ 76,511,907	0.009%	0.125%	0.037%		0.370%	(0.333%)
3/31/2022	\$ 56,555,961	\$ 17,838,308	\$ 74,394,269	0.009%	0.125%	0.037%		0.510%	(0.473%)
4/30/2022	\$ 47,187,245	\$ 26,709,042	\$ 73,896,287	0.011%	0.125%	0.052%		0.330%	(0.278%)
5/31/2022	\$ 44,935,017	\$ 26,710,048	\$ 71,645,065	0.012%	0.125%	0.142%		1.000%	(0.858%)
6/30/2022	\$ 43,202,880	\$ 26,499,005	\$ 69,701,885	0.397%	0.125%	0.294%		1.750%	(1.456%)
7/31/2022	\$ 44,639,678	\$ 26,507,822	\$ 71,147,501	0.595%	0.125%	0.420%		2.500%	(2.080%)
8/31/2022	\$ 39,726,391	\$ 16,680,343	\$ 56,406,734	0.981%	0.125%	0.728%		2.500%	(1.772%)
9/30/2022	\$ 39,177,822	\$ 16,706,738	\$ 55,884,560	0.031%	0.125%	0.059%		3.080%	(3.021%)
10/31/2022	\$ 37,537,647	\$ 16,373,580	\$ 53,911,228	0.063%	0.125%	0.082%		4.060%	(3.978%)
11/30/2022	\$ 46,665,007	\$ 16,271,195	\$ 62,936,202	0.136%	0.125%	0.133%		3.830%	(3.697%)
12/31/2022	\$ 60,799,675	\$ 19,913,246	\$ 80,712,921	1.740%	0.125%	1.342%		4.330%	(2.988%)
1/31/2023	\$ 61,911,798	\$ 18,735,221	\$ 80,647,019	1.946%	0.125%	1.523%		4.580%	(3.057%)
2/28/2023	\$ 61,333,501	\$ 14,237,613	\$ 75,571,115	2.019%	0.125%	1.662%		4.570%	(2.908%)
3/31/2023	\$ 60,614,269	\$ 13,556,310	\$ 74,170,579	2.161%	0.125%	1.789%		4.830%	(3.041%)
4/30/2023	\$ 50,414,744	\$ 24,043,463	\$ 74,458,206	3.357%	0.125%	2.314%		4.830%	(2.516%)
5/31/2023	\$ 49,624,725	\$ 24,061,359	\$ 73,686,084	3.687%	0.125%	2.524%		5.080%	(2.556%)
6/30/2023	\$ 48,516,708	\$ 24,092,418	\$ 72,609,126	3.834%	0.125%	2.603%		5.080%	(2.477%)
7/31/2023	\$ 47,287,656	\$ 24,191,755	\$ 71,479,411	3.972%	0.125%	2.670%		5.330%	(2.660%)
8/31/2023	\$ 42,596,838	\$ 13,519,514	\$ 56,116,351	4.460%	0.125%	3.415%		5.320%	(1.905%)
9/30/2023	\$ 41,759,297	\$ 13,191,948	\$ 54,951,245	3.152%	0.125%	2.426%		5.330%	(2.904%)
10/31/2023	\$ 39,290,227	\$ 13,222,054	\$ 52,512,281	4.731%	0.125%	3.572%		5.330%	(1.758%)
11/30/2023	\$ 49,229,394	\$ 13,185,691	\$ 62,415,085	3.850%	0.125%	3.063%		5.330%	(2.267%)
12/31/2023	\$ 73,012,772	\$ 13,092,124	\$ 86,104,896	2.436%	0.125%	2.085%		5.330%	(3.245%)
1/31/2024	\$ 68,849,710	\$ 15,724,429	\$ 84,574,139	2.761%	0.125%	2.271%		5.330%	(3.059%)
2/29/2024	\$ 68,898,128	\$ 11,932,481	\$ 80,830,609	2.755%	0.125%	2.367%		5.330%	(2.963%)
3/31/2024	\$ 66,854,931	\$ 11,948,912	\$ 78,803,843	2.948%	0.125%	2.520%		5.330%	(2.810%)
4/30/2024	\$ 66,264,302	\$ 11,965,646	\$ 78,229,949	2.889%	0.125%	2.466%		5.330%	(2.864%)
5/31/2024	\$ 64,240,912	\$ 11,996,247	\$ 76,237,159	2.998%	0.125%	2.546%		5.330%	(2.784%)
6/30/2024	\$ 52,557,198	\$ 22,729,506	\$ 75,286,704	3.791%	0.125%	2.684%		5.330%	(2.646%)
7/31/2024	\$ 51,142,935	\$ 22,781,210	\$ 73,924,145	3.791%	0.125%	2.661%		5.330%	(2.669%)
8/31/2024	\$ 44,765,878	\$ 8,762,296	\$ 53,528,174	4.193%	0.125%	3.527%		5.330%	(1.803%)
9/30/2024	\$ 42,915,708	\$ 8,802,125	\$ 51,717,833	4.426%	0.125%	3.694%		4.830%	(1.136%)
10/31/2024	\$ 45,777,540	\$ 8,829,083	\$ 54,606,622	3.726%	0.125%	3.143%		4.830%	(1.687%)
11/30/2024	\$ 71,961,061	\$ 8,847,574	\$ 80,808,635	2.217%	0.125%	1.988%		4.580%	(2.592%)
12/31/2024	\$ 68,738,606	\$ 8,880,199	\$ 77,618,805	2.326%	0.125%	2.074%		4.330%	(2.256%)
1/31/2025	\$ 47,250,998	\$ 11,578,324	\$ 58,829,323	3.269%	0.125%	2.650%		4.330%	(1.680%)
2/28/2025	\$ 65,909,865	\$ 12,254,700	\$ 78,164,565	3.445%	0.125%	2.925%		4.330%	(1.405%)
3/31/2025	\$ 65,842,831	\$ 12,195,503	\$ 78,038,334	3.462%	0.125%	2.940%		4.210%	(1.270%)
4/30/2025	\$ 65,292,293	\$ 12,151,729	\$ 77,444,022	3.584%	0.125%	3.041%		4.330%	(1.289%)
5/31/2025	\$ 65,791,210	\$ 11,803,280	\$ 77,594,490	3.344%	0.125%	2.855%		4.330%	(1.475%)
6/30/2025	\$ 60,044,199	\$ 21,594,796	\$ 81,638,994	3.181%	0.125%	2.373%		4.330%	(1.957%)
7/31/2025	\$ 47,596,262	\$ 21,559,748	\$ 69,156,010	3.464%	2.130%	3.048%		4.330%	(1.282%)
8/31/2025	\$ 47,784,487	\$ 11,020,769	\$ 58,805,256	3.459%	2.130%	3.210%		4.330%	(1.120%)
9/30/2025	\$ 47,113,576	\$ 10,808,091	\$ 57,921,668	3.221%	2.130%	3.017%		4.090%	(1.073%)
10/31/2025	\$ 50,697,084	\$ 10,596,525	\$ 61,293,608	3.091%	2.130%	2.925%		3.860%	(0.935%)
11/30/2025	\$ 46,362,873	\$ 10,627,295	\$ 56,990,168	3.298%	2.130%	3.081%		3.890%	(0.809%)
12/31/2025	\$ 77,022,587	\$ 13,317,378	\$ 90,339,965	3.217%	2.130%	3.057%		3.640%	(0.583%)
1/31/2026	\$ 75,038,807	\$ 13,341,778	\$ 88,380,585	3.188%	2.130%	3.029%		3.640%	(0.611%)
2/28/2026	\$ 75,755,569	\$ 10,307,376	\$ 86,062,945	3.182%	2.130%	3.056%		3.640%	(0.584%)
3/31/2026	\$ 63,688,674	\$ 20,641,823	\$ 84,330,497	3.121%	2.130%	2.878%		3.640%	(0.762%)
4/30/2026	\$ 62,965,645	\$ 20,468,458	\$ 83,434,102	3.088%	2.130%	2.853%		3.640%	(0.787%)
5/31/2026	\$ 61,558,413	\$ 20,108,604	\$ 81,667,016	3.203%	2.130%	2.939%		3.620%	(0.681%)
6/30/2026	\$ 58,868,986	\$ 19,888,719	\$ 78,757,705	2.695%	2.130%	2.552%		3.630%	(1.078%)
7/31/2026	\$ 57,627,657	\$ 19,500,453	\$ 77,128,110	2.801%	2.130%	2.632%		3.630%	(0.998%)
8/31/2026	\$ 51,454,357	\$ 7,515,862	\$ 58,970,219	3.061%	2.130%	2.942%		3.630%	(0.688%)
9/30/2026	\$ 49,545,406	\$ 7,456,450	\$ 57,001,857	3.067%	2.130%	2.945%		3.630%	(0.685%)



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 9/30/2026

	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	32,065.91	0.00	32,065.91
Miscellaneous	8,154.65	0.00	8,154.65
Total Revenues:	40,220.56	0.00	40,220.56
Expenditures:			
Physical Environment			
ADM/OPS SALARIES	2,710,239.85	2,800,734.00	90,494.15
ENGINEERING FEES	11,812.50	35,000.00	23,187.50
LEGAL SERVICES	104,087.41	110,000.00	5,912.59
IT Services	74,432.78	85,632.00	11,199.22
MOWING & LANDSCAPE MAINTENANCE	47,802.75	55,976.00	8,173.25
ELECTRICITY	18,589.90	30,744.00	12,154.10
INSURANCE-GENERAL	428,601.12	470,142.00	41,540.88
REPAIR & MAINT-BLDG	70,614.48	80,000.00	9,385.52
R & M - HVAC REPAIRS	17,981.28	50,000.00	32,018.72
PUBLIC INFORMATION	27,267.22	37,100.00	9,832.78
FUEL-VEHICLES	60,067.53	76,000.00	15,932.47
Other	1,490,877.57	1,704,525.00	213,647.43
Total Physical Environment	5,062,374.39	5,535,853.00	473,478.61
Capital outlay			
BUILDINGS	71,282.00	45,000.00	(26,282.00)
IMPRVMNTS OTHER THAN BLDG	0.00	0.00	0.00
MACHINERY & EQUIPMENT	278,816.66	235,500.00	(43,316.66)
Other	0.00	0.00	0.00
Total Capital outlay	350,098.66	280,500.00	(69,598.66)
Principal	19,615.66	19,616.00	0.34
Interest	356.88	603.00	246.12
Total Expenditures:	5,432,445.59	5,836,572.00	404,126.41
Excess (deficiency) of revenues over expenditures	(5,392,225.03)	(5,836,572.00)	444,346.97
Other financing sources (uses):			
Transfers in	5,206,528.57	5,836,572.00	(630,043.43)
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	35,375.00	0.00	35,375.00
Insurance proceeds	2,061.73	0.00	2,061.73
Total Other financing sources (uses):	5,243,965.30	5,836,572.00	(592,606.70)
Net change in fund balance	(148,259.73)	0.00	(148,259.73)
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	1,105,102.22	0.00	1,105,102.22

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 9/30/2026
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Revenues:			
Non-ad valorem assessments	170,333	169,280	1,053
Intergovernmental revenues	0	0	0
Investment income	10,367	0	10,367
Miscellaneous	2,398	0	2,398
Total Revenues:	183,098	169,280	13,818
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	2,310	3,270	960
OTHER PROFESSIONAL SVCS	0	1,000	1,000
AUDITORS SERVICES	754	775	21
CHEMICAL WEED CONTROL	15,361	16,758	1,397
MOWING SERVICES	0	0	0
TRASH DISPOSAL	0	2,500	2,500
MOWING & LANDSCAPE MAINTENANCE	26,263	26,952	689
SUPERVISORS EXPENSES	0	0	0
REPAIR & MAINT-CANAL/LAKE	0	5,000	5,000
REPAIR & MAINT - GENERAL	200	4,500	4,300
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	195	2,000	1,805
Other	705	724	19
Total Physical Environment	47,335	72,979	25,644
Capital outlay			
IMPRVMNTS OTHER THAN BLDG	0	0	0
Other	0	0	0
Total Capital outlay	0	0	0
Principal	96,314	65,361	(30,953)
Interest	32,511	88,802	56,291
Total Expenditures:	176,160	227,142	50,982
Excess (deficiency) of revenues over expenditures	6,937	(57,862)	64,799
Other financing sources (uses):			
Transfers out	(74,202)	(73,241)	(961)
Insurance proceeds	0	0	0
Total Other financing sources (uses):	(74,202)	(73,241)	(961)
Net change in fund balance	(67,265)	(131,103)	63,838
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 9/30/2026
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Total Fund balances, beginning of year	<u>237,244</u>	<u>0</u>	<u>237,244</u>
Fund balance, end of period	<u>169,979</u>	<u>(131,103)</u>	<u>301,082</u>

Northern Palm Beach County Improvement District
Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)
Unit 2
From 10/1/2025 Through 9/30/2026
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Revenues:			
Non-ad valorem assessments	415,959	415,056	903
Intergovernmental revenues	0	0	0
Investment income	29,004	0	29,004
Miscellaneous	23,039	0	23,039
Total Revenues:	<u>468,002</u>	<u>415,056</u>	<u>52,946</u>
Expenditures:			
Physical Environment			
ENGINEERING FEES	0	0	0
ENGINEERING-PERMITS	0	0	0
ENVIRONMENTAL LIASON	0	0	0
LEGAL SERVICES	6,525	500	(6,025)
FINANCIAL CONS./ADVISOR	0	0	0
GIS	9,970	13,759	3,789
AUDITORS SERVICES	1,837	1,887	50
CHEMICAL WEED CONTROL	33,263	36,287	3,024
MOWING SERVICES	0	0	0
SECURITY SERVICES	0	1,777	1,777
TRASH DISPOSAL	0	2,500	2,500
MOWING & LANDSCAPE MAINTENANCE	19,597	20,294	697
SUPERVISORS EXPENSES	0	0	0
REPAIR & MAINT-AERATORS	33,912	54,400	20,489
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	5,322	5,000	(322)
REPAIR & MAINT-CULVERTS	6,950	0	(6,950)
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	30	15,000	14,970
Other	<u>35,455</u>	<u>38,874</u>	<u>3,419</u>
Total Physical Environment	<u>162,913</u>	<u>207,278</u>	<u>44,365</u>
Capital outlay			
IMPRVMNTS OTHER THAN BLDG	0	0	0
MACHINERY & EQUIPMENT	17,238	25,250	8,012
Other	<u>0</u>	<u>0</u>	<u>0</u>
Total Capital outlay	<u>17,238</u>	<u>25,250</u>	<u>8,012</u>
Total Expenditures:	<u>180,152</u>	<u>232,528</u>	<u>52,376</u>
Excess (deficiency) of revenues over expenditures	<u>287,850</u>	<u>182,528</u>	<u>105,322</u>
Other financing sources (uses):			
Transfers out	(181,719)	(207,778)	26,059
Insurance proceeds	<u>0</u>	<u>0</u>	<u>0</u>
Total Other financing sources (uses):	<u>(181,719)</u>	<u>(207,778)</u>	<u>26,059</u>
Net change in fund balance	106,132	(25,250)	131,382

Net change in fund balance 106,132 (25,250) 131,382 Page: 3

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 9/30/2026
(In Whole Numbers)

	<u>Current Year Actual</u>	<u>Total Budget - Original</u>	<u>Total Budget Variance - Original</u>
Fund balances, beginning of year	<u>666,769</u>	<u>0</u>	<u>666,769</u>
Total Fund balances, beginning of year	<u>666,769</u>	<u>0</u>	<u>666,769</u>
Fund balance, end of period	<u><u>772,901</u></u>	<u><u>(25,250)</u></u>	<u><u>798,151</u></u>

Northern Palm Beach County Improvement District
Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)
Unit 2A
From 10/1/2025 Through 9/30/2026
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Revenues:			
Non-ad valorem assessments	179,077	178,679	398
Intergovernmental revenues	0	0	0
Investment income	20,933	0	20,933
Miscellaneous	843	0	843
Total Revenues:	<u>200,852</u>	<u>178,679</u>	<u>22,173</u>
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	143	200	57
GIS	375	0	(375)
AUDITORS SERVICES	1,456	1,496	40
SECURITY SERVICES	559	0	(559)
TRASH DISPOSAL	0	2,500	2,500
MOWING & LANDSCAPE MAINTENANCE	5,586	5,880	294
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	3,350	5,000	1,650
REPAIR & MAINT-TELEMETRY	4,716	50,000	45,284
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	13,035	18,000	4,965
Other	<u>5,216</u>	<u>5,446</u>	<u>230</u>
Total Physical Environment	35,936	100,522	64,586
Capital outlay			
IMPRVMNTS OTHER THAN BLDG	0	0	0
CULVERTS/STRUCTURES	0	0	0
MACHINERY & EQUIPMENT	<u>0</u>	<u>0</u>	<u>0</u>
Total Capital outlay	<u>0</u>	<u>0</u>	<u>0</u>
Total Expenditures:	<u>35,936</u>	<u>100,522</u>	<u>64,586</u>
Excess (deficiency) of revenues over expenditures	<u>164,916</u>	<u>78,157</u>	<u>86,759</u>
Other financing sources (uses):			
Transfers out	(71,057)	(78,157)	7,100
Insurance proceeds	<u>0</u>	<u>0</u>	<u>0</u>
Total Other financing sources (uses):	<u>(71,057)</u>	<u>(78,157)</u>	<u>7,100</u>
Net change in fund balance	93,859	0	93,859
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 2A
From 10/1/2025 Through 9/30/2026
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
	<u>534,357</u>	<u>0</u>	<u>534,357</u>
Total Fund balances, beginning of year	<u>534,357</u>	<u>0</u>	<u>534,357</u>
Fund balance, end of period	<u><u>628,216</u></u>	<u><u>0</u></u>	<u><u>628,216</u></u>

Northern Palm Beach County Improvement District
Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)
Unit 2C
From 10/1/2025 Through 9/30/2026
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Revenues:			
Non-ad valorem assessments	850,446	849,088	1,358
Intergovernmental revenues	0	0	0
Investment income	36,511	0	36,511
Miscellaneous	8,439	0	8,439
Total Revenues:	895,396	849,088	46,308
Expenditures:			
Physical Environment			
ENGINEERING FEES	0	15,000	15,000
ENGINEERING-PERMITS	718	0	(718)
LEGAL SERVICES	5,162	2,500	(2,662)
FINANCIAL CONS./ADVISOR	285	400	115
GIS	625	0	(625)
OTHER PROFESSIONAL SVCS	0	0	0
AUDITORS SERVICES	1,460	1,500	40
CHEMICAL WEED CONTROL	1,636	1,784	148
SECURITY SERVICES	749	0	(749)
TRASH DISPOSAL	0	1,000	1,000
MOWING & LANDSCAPE MAINTENANCE	2,778	2,916	138
PRESERVE/EXOTIC MAINT	125,696	218,646	92,950
REPAIR & MAINT-AERATORS	69,386	59,875	(9,511)
REPAIR & MAINT-PUMP STATN	0	0	0
REPAIR & MAINT-BLDG	0	0	0
REPAIR & MAINT - GENERAL	3,993	30,000	26,007
REPAIR & MAINT-TELEMETRY	19	10,000	9,981
REPAIR & MAINT-ROADS	2,790	50,000	47,210
REPAIR & MAINT-CULVERTS	30,736	100,000	69,264
Repairs & Maint - Catch Basins	48,690	200,000	151,310
R&M- Aerator refurbishments	0	0	0
REPAIR & MAINT- WATER CTRL STR	171	2,000	1,829
R&M- PRESERVE STRUCTURE/INLETS	950	5,000	4,050
Other	10,956	10,909	(47)
Total Physical Environment	306,800	711,530	404,730
Capital outlay			
IMPRVMNTS OTHER THAN BLDG	227,973	261,000	33,027
MACHINERY & EQUIPMENT	30,296	25,250	(5,046)
Other	0	0	0
Total Capital outlay	258,269	286,250	27,981
Total Expenditures:	565,068	997,780	432,712
Excess (deficiency) of revenues over expenditures	330,327	(148,692)	479,019
Other financing sources (uses):			
Transfers out	(172,235)	(151,308)	(20,927)
Capital contributions from landowners	0	0	0

Northern Palm Beach County Improvement District
Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)
Unit 2C
From 10/1/2025 Through 9/30/2026
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Insurance proceeds	<u>13,216</u>	<u>0</u>	<u>13,216</u>
Total Other financing sources (uses):	<u>(159,019)</u>	<u>(151,308)</u>	<u>(7,711)</u>
Net change in fund balance	171,308	(300,000)	471,308
Fund balances, beginning of year	<u>727,153</u>	<u>0</u>	<u>727,153</u>
Total Fund balances, beginning of year	<u>727,153</u>	<u>0</u>	<u>727,153</u>
Fund balance, end of period	<u><u>898,461</u></u>	<u><u>(300,000)</u></u>	<u><u>1,198,461</u></u>

Northern Palm Beach County Improvement District
Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)
Unit 3
From 10/1/2025 Through 9/30/2026
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Revenues:			
Non-ad valorem assessments	462,415	461,533	882
Intergovernmental revenues	0	0	0
Investment income	22,318	0	22,318
Miscellaneous	3,080	0	3,080
Total Revenues:	487,813	461,533	26,280
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	4,329	6,128	1,799
OTHER PROFESSIONAL SVCS	2,000	0	(2,000)
AUDITORS SERVICES	1,296	1,332	36
CHEMICAL WEED CONTROL	37,335	37,335	0
MOWING SERVICES	0	0	0
SECURITY SERVICES	622	420	(202)
TRASH DISPOSAL	2,100	2,500	400
MOWING & LANDSCAPE MAINTENANCE	58,690	60,742	2,052
SUPERVISORS EXPENSES	0	0	0
PRESERVE/EXOTIC MAINT	0	0	0
REPAIR & MAINT-AERATORS	13,159	25,852	12,693
REPAIR & MAINT-PUMP STATN	0	0	0
REPAIR & MAINT-CANAL/LAKE	95,760	100,000	4,240
REPAIR & MAINT - GENERAL	380	3,000	2,620
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	969	8,000	7,031
Other	20,141	19,867	(274)
Total Physical Environment	236,811	291,676	54,865
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:	279,715	342,176	62,461
Excess (deficiency) of revenues over expenditures	208,098	119,357	88,741

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 9/30/2026
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Other financing sources (uses):			
Transfers out	(108,278)	(132,464)	24,186
Capital contributions from landowners	13,075	13,107	(32)
Insurance proceeds	0	0	0
Total Other financing sources (uses):	<u>(95,203)</u>	<u>(119,357)</u>	<u>24,154</u>
Net change in fund balance	112,895	0	112,895
Fund balances, beginning of year			
	<u>493,604</u>	<u>0</u>	<u>493,604</u>
Total Fund balances, beginning of year	<u>493,604</u>	<u>0</u>	<u>493,604</u>
Fund balance, end of period	<u><u>606,500</u></u>	<u><u>0</u></u>	<u><u>606,500</u></u>

Northern Palm Beach County Improvement District
Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)
Unit 3A
From 10/1/2025 Through 9/30/2026
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Revenues:			
Non-ad valorem assessments	377,339	376,853	486
Intergovernmental revenues	0	0	0
Investment income	24,529	0	24,529
Miscellaneous	1,600	0	1,600
Total Revenues:	<u>403,468</u>	<u>376,853</u>	<u>26,615</u>
Expenditures:			
Physical Environment			
ENGINEERING FEES	0	1,000	1,000
ENGINEERING-PERMITS	0	0	0
LEGAL SERVICES	2,378	1,200	(1,178)
FINANCIAL CONS./ADVISOR	143	200	57
IT Services	0	0	0
AUDITORS SERVICES	1,325	1,361	36
CHEMICAL WEED CONTROL	10,740	10,740	(0)
TRASH DISPOSAL	0	500	500
SUPERVISORS EXPENSES	0	0	0
REPAIR & MAINT-AERATORS	41,013	57,610	16,597
REPAIR & MAINT-PUMP STATN	0	0	0
REPAIR & MAINT-CANAL/LAKE	0	1,000	1,000
REPAIR & MAINT - GENERAL	1,450	3,000	1,550
REPAIR & MAINT-ROADS	10,910	25,000	14,090
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	7,303	7,500	197
REPAIR & MAINT- STREET SWEEP	33,230	33,230	0
Other	<u>39,539</u>	<u>45,218</u>	<u>5,679</u>
Total Physical Environment	148,031	317,559	169,528
Capital outlay			
MACHINERY & EQUIPMENT	<u>46,281</u>	<u>50,500</u>	<u>4,219</u>
Total Capital outlay	<u>46,281</u>	<u>50,500</u>	<u>4,219</u>
Total Expenditures:	<u>194,312</u>	<u>368,059</u>	<u>173,747</u>
Excess (deficiency) of revenues over expenditures	<u>209,156</u>	<u>8,794</u>	<u>200,362</u>
Other financing sources (uses):			
Transfers out	(66,045)	(80,794)	14,749
Capital contributions from landowners	<u>0</u>	<u>0</u>	<u>0</u>
Total Other financing sources (uses):	<u>(66,045)</u>	<u>(80,794)</u>	<u>14,749</u>
Net change in fund balance	143,111	(72,000)	215,111
Fund balances, beginning of year	<u>540,157</u>	<u>0</u>	<u>540,157</u>
Total Fund balances, beginning of year	<u>540,157</u>	<u>0</u>	<u>540,157</u>
Fund balance, end of period	<u>683,268</u>	<u>(72,000)</u>	<u>755,268</u>

Northern Palm Beach County Improvement District
Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)
Unit 4
From 10/1/2025 Through 9/30/2026
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Revenues:			
Non-ad valorem assessments	672,892	671,071	1,821
Intergovernmental revenues	0	0	0
Investment income	45,915	0	45,915
Miscellaneous	10,298	0	10,298
Total Revenues:	<u>729,106</u>	<u>671,071</u>	<u>58,035</u>
Expenditures:			
Physical Environment			
ENGINEERING FEES	3,800	20,000	16,200
ENGINEERING-PERMITS	0	0	0
LEGAL SERVICES	0	800	800
FINANCIAL CONS./ADVISOR	0	0	0
GIS	9,339	13,220	3,881
AUDITORS SERVICES	2,164	2,223	59
CHEMICAL WEED CONTROL	22,610	22,610	0
MOWING SERVICES	0	0	0
TRASH DISPOSAL	0	2,500	2,500
MOWING & LANDSCAPE MAINTENANCE	20,312	21,068	756
SUPERVISORS EXPENSES	0	0	0
REPAIR & MAINT-AERATORS	103,566	135,300	31,734
REPAIR & MAINT-CANAL/LAKE	950	2,500	1,550
REPAIR & MAINT - GENERAL	350	7,000	6,650
REPAIR & MAINT-TELEMETRY	219	15,000	14,781
REPAIR & MAINT-CULVERTS	6,000	350,000	344,000
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	637	10,000	9,363
Other	<u>90,353</u>	<u>81,783</u>	<u>(8,570)</u>
Total Physical Environment	274,906	699,004	424,098
Capital outlay			
IMPRVMNTS OTHER THAN BLDG	0	0	0
CULVERTS/STRUCTURES	0	0	0
MACHINERY & EQUIPMENT	24,925	75,750	50,825
Other	<u>0</u>	<u>0</u>	<u>0</u>
Total Capital outlay	24,925	75,750	50,825
Principal	0	0	0
Interest	<u>0</u>	<u>0</u>	<u>0</u>
Total Expenditures:	<u>299,831</u>	<u>774,754</u>	<u>474,923</u>
Excess (deficiency) of revenues over expenditures	<u>429,275</u>	<u>(103,683)</u>	<u>532,958</u>
Other financing sources (uses):			
Transfers out	(190,511)	(206,317)	15,806
Insurance proceeds	<u>0</u>	<u>0</u>	<u>0</u>
Total Other financing sources (uses):	<u>(190,511)</u>	<u>(206,317)</u>	<u>15,806</u>
Net change in fund balance	238,764	(310,000)	548,764

Net change in fund balance 238,764 (310,000) 548,764 Page: 12

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 9/30/2026
(In Whole Numbers)

	<u>Current Year Actual</u>	<u>Total Budget - Original</u>	<u>Total Budget Variance - Original</u>
Fund balances, beginning of year	<u>1,053,501</u>	<u>0</u>	<u>1,053,501</u>
Total Fund balances, beginning of year	<u>1,053,501</u>	<u>0</u>	<u>1,053,501</u>
Fund balance, end of period	<u><u>1,292,265</u></u>	<u><u>(310,000)</u></u>	<u><u>1,602,265</u></u>

Northern Palm Beach County Improvement District
Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)
Unit 5
From 10/1/2025 Through 9/30/2026
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Revenues:			
Non-ad valorem assessments	523,460	522,499	961
Intergovernmental revenues	0	0	0
Investment income	16,999	0	16,999
Miscellaneous	0	0	0
Total Revenues:	540,459	522,499	17,960
Expenditures:			
Physical Environment			
ENGINEERING FEES	0	500	500
ENGINEERING-PERMITS	0	0	0
LEGAL SERVICES	232	2,500	2,268
WATER QUALITY	5,929	5,929	(0)
FINANCIAL CONS./ADVISOR	0	0	0
GIS	8,661	12,260	3,599
OTHER PROFESSIONAL SVCS	0	0	0
AUDITORS SERVICES	859	881	22
CHEMICAL WEED CONTROL	9,437	11,325	1,888
MOWING SERVICES	0	0	0
TRASH DISPOSAL	0	2,500	2,500
MOWING & LANDSCAPE MAINTENANCE	13,103	13,696	593
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	5,123	5,174	51
Total Physical Environment	46,194	68,265	22,071
Capital outlay			
IMPRVMNTS OTHER THAN BLDG	0	0	0
Other	0	0	0
Total Capital outlay	0	0	0
Principal	294,233	294,800	567
Interest	10,635	10,068	(567)
Total Expenditures:	351,062	373,133	22,071
Excess (deficiency) of revenues over expenditures	189,397	149,366	40,031
Other financing sources (uses):			
Transfers in	0	0	0
Transfers out	(128,711)	(150,803)	22,092
Total Other financing sources (uses):	(128,711)	(150,803)	22,092
Net change in fund balance	60,685	(1,437)	62,122
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 9/30/2026
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Fund balance, end of period	<u>353,583</u>	<u>(1,437)</u>	<u>355,020</u>

Northern Palm Beach County Improvement District
Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)
Unit 5A
From 10/1/2025 Through 9/30/2026
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Revenues:			
Non-ad valorem assessments	1,009,515	1,009,179	336
Intergovernmental revenues	0	0	0
Investment income	59,402	0	59,402
Miscellaneous	12,518	0	12,518
Total Revenues:	1,081,435	1,009,179	72,256
Expenditures:			
Physical Environment			
ENGINEERING FEES	3,500	10,000	6,500
ENGINEERING-PERMITS	1,538	0	(1,538)
LEGAL SERVICES	3,317	2,000	(1,317)
FINANCIAL CONS./ADVISOR	0	0	0
GIS	1,375	0	(1,375)
AUDITORS SERVICES	1,299	1,335	36
MARSH MAINT-LITTORAL ZONE	1,502	23,828	22,326
CHEMICAL WEED CONTROL	37,900	41,345	3,445
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	6,770	65,000	58,230
REPAIR & MAINT-CULVERTS	5,312	350,000	344,688
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	23,694	25,982	2,288
Total Physical Environment	86,206	759,990	673,784
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	252,449	252,449	(0)
Interest	136,293	136,293	(0)
Total Expenditures:	474,949	1,148,732	673,783
Excess (deficiency) of revenues over expenditures	606,486	(139,553)	746,039
Other financing sources (uses):			
Transfers in	0	0	0
Transfers out	(561,684)	(210,447)	(351,237)
Capital contributions from landowners	0	0	0
Insurance proceeds	0	0	0
Total Other financing sources (uses):	(561,684)	(210,447)	(351,237)
Net change in fund balance	44,802	(350,000)	394,802

Net change in fund balance 44,802 (350,000) 394,802 Page: 16

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 9/30/2026
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Fund balances, beginning of year			
	<u>1,293,647</u>	<u>0</u>	<u>1,293,647</u>
Total Fund balances, beginning of year	<u>1,293,647</u>	<u>0</u>	<u>1,293,647</u>
Fund balance, end of period	<u><u>1,338,449</u></u>	<u><u>(350,000)</u></u>	<u><u>1,688,449</u></u>

Northern Palm Beach County Improvement District
Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)
Unit 5B
From 10/1/2025 Through 9/30/2026
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Revenues:			
Non-ad valorem assessments	436,390	435,244	1,146
Intergovernmental revenues	0	0	0
Investment income	24,083	0	24,083
Miscellaneous	0	0	0
Total Revenues:	460,473	435,244	25,229
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	4,121	4,338	217
SUPERVISORS EXPENSES	0	0	0
REPAIR & MAINT-AERATORS	0	0	0
REPAIR & MAINT-PUMP STATN	2,997	30,000	27,003
REPAIR & MAINT-CANAL/LAKE	0	0	0
REPAIR & MAINT-BLDG	5,935	6,000	66
REPAIR & MAINT - GENERAL	741	1,000	259
REPAIR & MAINT-TELEMETRY	109	5,000	4,891
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	9,077	13,959	4,882
Total Physical Environment	23,713	94,750	71,037
Capital outlay			
IMPRVMNTS OTHER THAN BLDG	0	0	0
MACHINERY & EQUIPMENT	0	95,000	95,000
Other	0	0	0
Total Capital outlay	0	95,000	95,000
Principal	0	0	0
Total Expenditures:	23,713	189,750	166,037
Excess (deficiency) of revenues over expenditures	436,760	245,494	191,266
Other financing sources (uses):			
Transfers in	0	0	0
Transfers out	(49,288)	(55,494)	6,206
Insurance proceeds	0	0	0
Total Other financing sources (uses):	(49,288)	(55,494)	6,206
Net change in fund balance	387,472	190,000	197,472
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 9/30/2026
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Total Fund balances, beginning of year	<u>433,798</u>	<u>0</u>	<u>433,798</u>
Fund balance, end of period	<u>821,270</u>	<u>190,000</u>	<u>631,270</u>

Northern Palm Beach County Improvement District
Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)
Unit 5C
From 10/1/2025 Through 9/30/2026
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Revenues:			
Non-ad valorem assessments	66,486	66,352	134
Investment income	12,083	0	12,083
Total Investment income	12,083	0	12,083
Total Revenues:	78,570	66,352	12,218
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	3,197	3,260	63
SUPERVISORS EXPENSES	0	0	0
REPAIR & MAINT-CANAL/LAKE	0	5,000	5,000
REPAIR & MAINT - GENERAL	1,325	3,000	1,675
REPAIR & MAINT-TELEMETRY	19	5,000	4,981
REPAIR & MAINT-CULVERTS	2,123	15,000	12,877
REPAIR & MAINT - GATE/FENCE	0	2,500	2,500
REPAIR & MAINT- WATER CTRL STR	38	2,000	1,962
Other	1,036	1,052	16
Total Physical Environment	8,271	39,359	31,088
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:	8,271	39,359	31,088
Excess (deficiency) of revenues over expenditures	70,299	26,993	43,306
Other financing sources (uses):			
Transfers in	0	0	0
Transfers out	(20,059)	(24,993)	4,934
Insurance proceeds	0	0	0
Total Other financing sources (uses):	(20,059)	(24,993)	4,934
Net change in fund balance	50,240	2,000	48,240
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	372,097	2,000	370,097

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 9/30/2026
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Revenues:			
Non-ad valorem assessments	211,843	211,449	394
Intergovernmental revenues	0	0	0
Investment income	17,637	0	17,637
Miscellaneous	0	0	0
Total Revenues:	<u>229,480</u>	<u>211,449</u>	<u>18,031</u>
Expenditures:			
Physical Environment			
ENGINEERING FEES	0	1,000	1,000
ENGINEERING-PERMITS	0	0	0
LEGAL SERVICES	0	500	500
FINANCIAL CONS./ADVISOR	0	0	0
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	3,304	3,478	174
SUPERVISORS EXPENSES	0	0	0
BIOLOGICAL WEED CONTROL	0	0	0
REPAIR & MAINT-PUMP STATN	18,566	30,000	11,434
REPAIR & MAINT-CANAL/LAKE	0	2,500	2,500
REPAIR & MAINT-BLDG	9	3,000	2,992
REPAIR & MAINT - GENERAL	428	1,000	572
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	180	1,600	1,420
Other	<u>3,477</u>	<u>10,695</u>	<u>7,218</u>
Total Physical Environment	31,792	79,138	47,346
Capital outlay			
IMPRVMNTS OTHER THAN BLDG	0	0	0
MACHINERY & EQUIPMENT	<u>144,669</u>	<u>0</u>	<u>(144,669)</u>
Total Capital outlay	144,669	0	(144,669)
Principal	30,743	23,412	(7,331)
Interest	<u>10,378</u>	<u>31,808</u>	<u>21,430</u>
Total Expenditures:	<u>217,581</u>	<u>134,358</u>	<u>(83,223)</u>
Excess (deficiency) of revenues over expenditures	<u>11,899</u>	<u>77,091</u>	<u>(65,192)</u>
Other financing sources (uses):			
Transfers in	0	0	0
Transfers out	(48,471)	(48,498)	27
Insurance proceeds	0	0	0
Proceeds from sales/disposals of capital assets	14,884	0	14,884
Total Other financing sources (uses):	<u>(33,587)</u>	<u>(48,498)</u>	<u>14,911</u>
Net change in fund balance	(21,688)	28,593	(50,281)

Net change in fund balance (21,688) 28,593 (50,281) Page: 21

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 9/30/2026
(In Whole Numbers)

	<u>Current Year Actual</u>	<u>Total Budget - Original</u>	<u>Total Budget Variance - Original</u>
Fund balances, beginning of year	<u>453,596</u>	<u>0</u>	<u>453,596</u>
Total Fund balances, beginning of year	<u>453,596</u>	<u>0</u>	<u>453,596</u>
Fund balance, end of period	<u><u>431,908</u></u>	<u><u>28,593</u></u>	<u><u>403,315</u></u>

Northern Palm Beach County Improvement District
Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)
Unit 7
From 10/1/2025 Through 9/30/2026
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Revenues:			
Non-ad valorem assessments	147,979	147,623	356
Intergovernmental revenues	3,400	0	3,400
Investment income	18,353	0	18,353
Miscellaneous	3,210	0	3,210
Total Revenues:	172,942	147,623	25,319
Expenditures:			
Physical Environment			
ENGINEERING FEES	0	1,000	1,000
ENGINEERING-PERMITS	0	0	0
LEGAL SERVICES	0	500	500
WATER QUALITY	5,994	5,994	(0)
FINANCIAL CONS./ADVISOR	0	0	0
GIS	2,968	4,202	1,234
OTHER PROFESSIONAL SVCS	0	1,000	1,000
AUDITORS SERVICES	677	695	18
CHEMICAL WEED CONTROL	5,740	6,261	521
MOWING SERVICES	0	0	0
TRASH DISPOSAL	0	1,500	1,500
MOWING & LANDSCAPE MAINTENANCE	5,402	5,650	248
SUPERVISORS EXPENSES	0	0	0
REPAIR & MAINT-AERATORS	0	0	0
REPAIR & MAINT-CANAL/LAKE	9,450	5,000	(4,450)
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	38	1,000	962
Other	1,809	1,863	54
Total Physical Environment	32,829	40,665	7,836
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	102,066	69,264	(32,802)
Interest	34,453	94,105	59,652
Total Expenditures:	169,348	204,034	34,686
Excess (deficiency) of revenues over expenditures	3,594	(56,411)	60,005
Other financing sources (uses):			
Transfers out	(60,566)	(68,165)	7,599
Total Other financing sources (uses):	(60,566)	(68,165)	7,599
Net change in fund balance	(56,972)	(124,576)	67,604
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 9/30/2026
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
	<u>499,577</u>	<u>0</u>	<u>499,577</u>
Total Fund balances, beginning of year	<u>499,577</u>	<u>0</u>	<u>499,577</u>
Fund balance, end of period	<u><u>442,605</u></u>	<u><u>(124,576)</u></u>	<u><u>567,181</u></u>

Northern Palm Beach County Improvement District
Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)
Unit 9
From 10/1/2025 Through 9/30/2026
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Revenues:			
Non-ad valorem assessments	154,146	154,014	132
Intergovernmental revenues	0	0	0
Investment income	18,449	0	18,449
Miscellaneous	1,293	0	1,293
Total Revenues:	173,887	154,014	19,873
Expenditures:			
Physical Environment			
ENGINEERING FEES	0	1,000	1,000
ENGINEERING-PERMITS	0	0	0
LEGAL SERVICES	0	500	500
WATER QUALITY	7,120	6,654	(466)
FINANCIAL CONS./ADVISOR	0	0	0
GIS	2,039	2,710	671
AUDITORS SERVICES	707	726	19
CHEMICAL WEED CONTROL	3,896	4,250	354
MOWING SERVICES	0	0	0
SECURITY SERVICES	981	420	(561)
TRASH DISPOSAL	0	1,500	1,500
MOWING & LANDSCAPE MAINTENANCE	10,826	11,260	434
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	230	3,000	2,770
REPAIR & MAINT-TELEMETRY	1,911	5,000	3,089
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	757	4,000	3,243
Other	1,885	1,949	64
Total Physical Environment	31,003	69,469	38,466
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:	31,003	69,469	38,466
Excess (deficiency) of revenues over expenditures	142,885	84,545	58,340

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 9/30/2026
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Transfers out	(73,810)	(84,650)	10,840
Insurance proceeds	<u>0</u>	<u>0</u>	<u>0</u>
Total Other financing sources (uses):	<u>(73,810)</u>	<u>(84,650)</u>	<u>10,840</u>
Net change in fund balance	69,075	(105)	69,180
Fund balances, beginning of year	<u>476,798</u>	<u>0</u>	<u>476,798</u>
Total Fund balances, beginning of year	<u>476,798</u>	<u>0</u>	<u>476,798</u>
Fund balance, end of period	<u><u>545,873</u></u>	<u><u>(105)</u></u>	<u><u>545,978</u></u>

Northern Palm Beach County Improvement District
Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)
Unit 9A
From 10/1/2025 Through 9/30/2026
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Revenues:			
Non-ad valorem assessments	1,569,857	1,567,247	2,610
Intergovernmental revenues	0	0	0
Investment income	79,096	0	79,096
Miscellaneous	4,066	0	4,066
Total Revenues:	1,653,018	1,567,247	85,771
Expenditures:			
Physical Environment			
ENGINEERING FEES	138,571	125,000	(13,571)
ENGINEERING-PERMITS	0	0	0
LEGAL SERVICES	5,515	1,500	(4,015)
WATER QUALITY	1,995	2,461	466
FINANCIAL CONS./ADVISOR	0	0	0
GIS	1,313	0	(1,313)
OTHER PROFESSIONAL SVCS	0	0	0
AUDITORS SERVICES	4,112	4,224	112
MARSH MAINT-LITTORAL ZONE	0	0	0
CHEMICAL WEED CONTROL	42,088	45,975	3,887
MOWING SERVICES	0	0	0
TRASH DISPOSAL	0	500	500
MOWING & LANDSCAPE MAINTENANCE	12,430	13,018	588
SUPERVISORS EXPENSES	0	0	0
BIOLOGICAL WEED CONTROL	0	0	0
PRESERVE/EXOTIC MAINT	365,102	401,263	36,161
UPLAND MAINTENANCE	30,310	37,691	7,381
PARK MAINTENANCE	0	0	0
REPAIR & MAINT-AERATORS	167,370	158,820	(8,550)
REPAIR & MAINT-PUMP STATN	0	0	0
REPAIR & MAINT-CANAL/LAKE	4,400	5,000	600
REPAIR & MAINT-BLDG	0	7,500	7,500
REPAIR & MAINT - GENERAL	1,650	3,000	1,350
REPAIR & MAINT-TELEMETRY	38	25,500	25,462
REPAIR & MAINT-ROADS	5,300	50,000	44,700
REPAIR & MAINT-CULVERTS	0	20,000	20,000
REPAIR & MAINT - GATE/FENCE	850	1,500	650
R&M- Aerator refurbishments	14,950	15,000	50
R & M PRESERVE STRUCTURES	191,480	250,000	58,520
REPAIR & MAINT- RTU GATES	0	0	0
REPAIR & MAINT- WATER CTRL STR	8,082	15,000	6,918
Other	142,652	157,782	15,130
Total Physical Environment	1,138,208	1,340,734	202,526
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	62,111	75,750	13,639
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 9/30/2026
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Total Capital outlay	62,111	875,750	813,639
Principal	0	0	0
Total Expenditures:	1,200,320	2,216,484	1,016,164
Excess (deficiency) of revenues over expenditures	452,698	(649,237)	1,101,935
Other financing sources (uses):			
Transfers in	0	0	0
Transfers out	(220,741)	(250,840)	30,099
Insurance proceeds	0	0	0
Total Other financing sources (uses):	(220,741)	(250,840)	30,099
Net change in fund balance	231,957	(900,077)	1,132,034
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	2,014,706	(900,077)	2,914,783

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 9/30/2026
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Revenues:			
Non-ad valorem assessments	1,215,610	1,213,534	2,076
Intergovernmental revenues	0	0	0
Investment income	58,254	0	58,254
Miscellaneous	320	0	320
Total Revenues:	1,274,184	1,213,534	60,650
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	143	200	57
GIS	2,188	0	(2,188)
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	17,980	19,641	1,661
TRASH DISPOSAL	0	1,000	1,000
MOWING & LANDSCAPE MAINTENANCE	2,765	2,910	145
SUPERVISORS EXPENSES	0	0	0
BIOLOGICAL WEED CONTROL	0	0	0
PRESERVE/EXOTIC MAINT	372,152	401,263	29,111
UPLAND MAINTENANCE	74,092	92,133	18,041
PARK MAINTENANCE	0	0	0
REPAIR & MAINT-AERATORS	54,881	61,800	6,919
REPAIR & MAINT-PUMP STATN	0	0	0
REPAIR & MAINT-CANAL/LAKE	2,150	5,000	2,850
REPAIR & MAINT-BLDG	0	7,500	7,500
REPAIR & MAINT - GENERAL	2,861	3,000	139
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	7,480	7,500	20
R & M PRESERVE STRUCTURES	13,850	440,000	426,150
REPAIR & MAINT- RTU GATES	0	0	0
REPAIR & MAINT- WATER CTRL STR	1,004	8,000	6,996
R&M- PRESERVE STRUCTURE/INLETS	10,560	10,560	0
Other	86,130	94,897	8,767
Total Physical Environment	651,683	1,243,699	592,016
Capital outlay			
IMPRVMNTS OTHER THAN BLDG	0	0	0
CULVERTS/STRUCTURES	0	0	0
MACHINERY & EQUIPMENT	24,130	25,250	1,120
Other	0	0	0
Total Capital outlay	24,130	25,250	1,120
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 9/30/2026
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Total Expenditures:	<u>675,813</u>	<u>1,268,949</u>	<u>593,136</u>
Excess (deficiency) of revenues over expenditures	<u>598,371</u>	<u>(55,415)</u>	<u>653,786</u>
Other financing sources (uses):			
Transfers out	(219,522)	(244,585)	25,063
Insurance proceeds	<u>0</u>	<u>0</u>	<u>0</u>
Total Other financing sources (uses):	<u>(219,522)</u>	<u>(244,585)</u>	<u>25,063</u>
Net change in fund balance	378,849	(300,000)	678,849
Fund balances, beginning of year	<u>1,182,956</u>	<u>0</u>	<u>1,182,956</u>
Total Fund balances, beginning of year	<u>1,182,956</u>	<u>0</u>	<u>1,182,956</u>
Fund balance, end of period	<u>1,561,805</u>	<u>(300,000)</u>	<u>1,861,805</u>

Northern Palm Beach County Improvement District
Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)
Unit 11
From 10/1/2025 Through 9/30/2026
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Revenues:			
Non-ad valorem assessments	3,587,925	3,578,091	9,834
Intergovernmental revenues	0	0	0
Investment income	133,105	0	133,105
Miscellaneous	6,722	0	6,722
Total Revenues:	<u>3,727,752</u>	<u>3,578,091</u>	<u>149,661</u>
Expenditures:			
Physical Environment			
ENGINEERING FEES	36,000	35,000	(1,000)
ENGINEERING-PERMITS	0	0	0
LEGAL SERVICES	11,260	8,000	(3,260)
WATER QUALITY	9,037	9,037	(0)
FINANCIAL CONS./ADVISOR	0	0	0
GIS	15,824	8,598	(7,226)
OTHER PROFESSIONAL SVCS	0	0	0
AUDITORS SERVICES	11,272	11,579	307
MARSH MAINT-LITTORAL ZONE	800,198	875,832	75,634
CHEMICAL WEED CONTROL	329,497	358,989	29,492
MECHANICAL WEED CONTROL	0	0	0
MOWING SERVICES	0	0	0
TRASH DISPOSAL	0	1,000	1,000
MOWING & LANDSCAPE MAINTENANCE	43,968	45,999	2,031
SUPERVISORS EXPENSES	0	0	0
BIOLOGICAL WEED CONTROL	82,613	0	(82,613)
PRESERVE/EXOTIC MAINT	90,850	118,154	27,304
REPAIR & MAINT-AERATORS	330,977	339,340	8,363
REPAIR & MAINT-PUMP STATN	2,492	75,000	72,508
REPAIR & MAINT-VEHICLES	0	0	0
REPAIR & MAINT-CANAL/LAKE	3,250	5,000	1,750
REPAIR & MAINT-BLDG	1,725	3,000	1,276
REPAIR & MAINT - GENERAL	2,220	2,000	(220)
REPAIR & MAINT-TELEMETRY	85	30,000	29,915
REPAIR & MAINT-ROADS	91,108	150,000	58,892
REPAIR & MAINT-CULVERTS	89,658	100,000	10,342
REPAIR & MAINT - GATE/FENCE	6,080	1,500	(4,580)
R & M - HVAC REPAIRS	0	0	0
Repairs & Maint - Catch Basins	24,866	100,000	75,134
R&M- Aerator refurbishments	36,517	37,500	983
R&M- GENERATORS	7,102	30,000	22,898
REPAIR & MAINT- RTU GATES	0	0	0
REPAIR & MAINT- WATER CTRL STR	250	4,500	4,250
R&M- PRESERVE STRUCTURE/INLETS	0	0	0
Other	<u>241,151</u>	<u>317,497</u>	<u>76,346</u>
Total Physical Environment	2,267,999	2,667,525	399,526
Capital outlay			
BUILDINGS	29,622	26,000	(3,622)
IMPRVMNTS OTHER THAN BLDG	506,943	0	(506,943)

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 9/30/2026
(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	73,290	75,750	2,460
Other	0	0	0
Total Capital outlay	609,855	101,750	(508,105)
Principal	188,726	188,726	(0)
Interest	3,434	5,803	2,369
Total Expenditures:	3,070,013	2,963,804	(106,209)
Excess (deficiency) of revenues over expenditures	657,739	614,287	43,452
Other financing sources (uses):			
Transfers in	0	0	0
Transfers out	(701,341)	(790,129)	88,788
Capital contributions from landowners	0	0	0
Insurance proceeds	0	0	0
Total Other financing sources (uses):	(701,341)	(790,129)	88,788
Net change in fund balance	(43,602)	(175,842)	132,240
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	2,972,411	(175,842)	3,148,253

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 9/30/2026
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Revenues:			
Non-ad valorem assessments	82,512	82,327	185
Intergovernmental revenues	0	0	0
Investment income	9,539	0	9,539
Miscellaneous	68	0	68
Total Revenues:	92,119	82,327	9,792
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	2,123	3,005	882
AUDITORS SERVICES	347	356	9
CHEMICAL WEED CONTROL	193	210	17
MOWING SERVICES	0	0	0
TRASH DISPOSAL	0	1,500	1,500
MOWING & LANDSCAPE MAINTENANCE	2,199	2,306	107
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	1,630	3,000	1,370
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	153	4,000	3,847
Other	818	810	(8)
Total Physical Environment	7,481	27,687	20,206
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:	7,481	27,687	20,206
Excess (deficiency) of revenues over expenditures	84,637	54,640	29,997
Other financing sources (uses):			
Transfers out	(47,909)	(54,640)	6,731
Insurance proceeds	0	0	0
Total Other financing sources (uses):	(47,909)	(54,640)	6,731
Net change in fund balance	36,728	0	36,728
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 9/30/2026
 (In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Fund balance, end of period	<u>280,832</u>	<u>0</u>	<u>280,832</u>

Northern Palm Beach County Improvement District
Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)
Unit 12A
From 10/1/2025 Through 9/30/2026
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Revenues:			
Non-ad valorem assessments	30,650	30,614	36
Intergovernmental revenues	0	0	0
Investment income	4,206	0	4,206
Miscellaneous	0	0	0
Total Revenues:	34,856	30,614	4,242
Expenditures:			
Physical Environment			
ENGINEERING FEES	0	0	0
FINANCIAL CONS./ADVISOR	0	0	0
AUDITORS SERVICES	138	142	4
CHEMICAL WEED CONTROL	1,423	1,423	(0)
TRASH DISPOSAL	0	500	500
SUPERVISORS EXPENSES	0	0	0
REPAIR & MAINT-AERATORS	1,320	8,770	7,450
REPAIR & MAINT-CANAL/LAKE	0	500	500
REPAIR & MAINT - GENERAL	47	4,000	3,953
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	2,726	3,285	559
Total Physical Environment	54,614	21,620	(32,994)
Capital outlay			
CULVERTS/STRUCTURES	0	0	0
MACHINERY & EQUIPMENT	0	0	0
Total Capital outlay	0	0	0
Total Expenditures:	54,614	21,620	(32,994)
Excess (deficiency) of revenues over expenditures	(19,758)	8,994	(28,752)
Other financing sources (uses):			
Transfers out	(11,982)	(9,994)	(1,988)
Total Other financing sources (uses):	(11,982)	(9,994)	(1,988)
Net change in fund balance	(31,740)	(1,000)	(30,740)
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	119,399	(1,000)	120,399

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 9/30/2026
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Revenues:			
Non-ad valorem assessments	1,131,647	1,125,598	6,049
Intergovernmental revenues	0	0	0
Investment income	45,804	0	45,804
Miscellaneous	1,514	0	1,514
Total Revenues:	1,178,965	1,125,598	53,367
Expenditures:			
Physical Environment			
ENGINEERING FEES	11,900	1,000	(10,900)
ENGINEERING-PERMITS	0	0	0
LEGAL SERVICES	0	4,000	4,000
WATER QUALITY	8,000	8,000	(0)
FINANCIAL CONS./ADVISOR	0	0	0
GIS	3,089	1,719	(1,370)
OTHER PROFESSIONAL SVCS	0	0	0
AUDITORS SERVICES	3,908	4,015	107
CHEMICAL WEED CONTROL	48,424	48,424	0
MECHANICAL WEED CONTROL	0	0	0
MOWING SERVICES	0	0	0
TRASH DISPOSAL	0	1,500	1,500
MOWING & LANDSCAPE MAINTENANCE	14,304	14,788	484
SUPERVISORS EXPENSES	0	0	0
REPAIR & MAINT-AERATORS	234,368	223,460	(10,908)
REPAIR & MAINT-PUMP STATN	527	30,000	29,473
REPAIR & MAINT-CANAL/LAKE	2,850	5,000	2,150
REPAIR & MAINT-BLDG	0	2,000	2,000
REPAIR & MAINT - GENERAL	3,585	6,000	2,415
REPAIR & MAINT-TELEMETRY	29	15,000	14,971
REPAIR & MAINT-CULVERTS	102,742	60,000	(42,742)
REPAIR & MAINT - GATE/FENCE	0	1,500	1,500
R&M- Aerator refurbishments	36,870	37,500	630
R&M- GENERATORS	2,606	15,500	12,894
REPAIR & MAINT- WATER CTRL STR	630	3,000	2,370
Other	179,663	216,621	36,958
Total Physical Environment	653,496	699,027	45,531
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:	805,743	853,993	48,250
Excess (deficiency) of revenues over expenditures	373,222	271,605	101,617

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 9/30/2026
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Other financing sources (uses):			
Transfers out	(166,463)	(196,125)	29,662
Capital contributions from landowners	0	0	0
Insurance proceeds	0	0	0
Total Other financing sources (uses):	<u>(166,463)</u>	<u>(196,125)</u>	<u>29,662</u>
Net change in fund balance	206,759	75,480	131,279
Fund balances, beginning of year	<u>974,833</u>	<u>0</u>	<u>974,833</u>
Total Fund balances, beginning of year	<u>974,833</u>	<u>0</u>	<u>974,833</u>
Fund balance, end of period	<u><u>1,181,591</u></u>	<u><u>75,480</u></u>	<u><u>1,106,111</u></u>

Northern Palm Beach County Improvement District
Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)
Unit 15
From 10/1/2025 Through 9/30/2026
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Revenues:			
Non-ad valorem assessments	1,152,203	1,146,290	5,913
Intergovernmental revenues	0	0	0
Investment income	55,356	0	55,356
Miscellaneous	31,487	0	31,487
Total Revenues:	<u>1,239,046</u>	<u>1,146,290</u>	<u>92,756</u>
Expenditures:			
Physical Environment			
ENGINEERING FEES	0	20,000	20,000
ENGINEERING-PERMITS	0	0	0
LEGAL SERVICES	7,208	6,000	(1,208)
FINANCIAL CONS./ADVISOR	0	0	0
GIS	5,205	6,837	1,632
OTHER PROFESSIONAL SVCS	0	0	0
AUDITORS SERVICES	3,542	3,638	97
CHEMICAL WEED CONTROL	93,008	93,008	(0)
MOWING SERVICES	0	0	0
TRASH DISPOSAL	1,350	1,500	150
MOWING & LANDSCAPE MAINTENANCE	35,108	35,768	660
SUPERVISORS EXPENSES	0	0	0
BIOLOGICAL WEED CONTROL	0	20,000	20,000
REPAIR & MAINT-AERATORS	192,941	240,840	47,899
REPAIR & MAINT-PUMP STATN	0	0	0
REPAIR & MAINT-CANAL/LAKE	94,170	100,000	5,830
REPAIR & MAINT - GENERAL	1,295	8,000	6,705
REPAIR & MAINT-TELEMETRY	6,535	15,000	8,465
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	29,315	30,000	685
R & M PRESERVE STRUCTURES	0	0	0
REPAIR & MAINT- RTU GATES	0	0	0
REPAIR & MAINT- WATER CTRL STR	11,474	11,000	(474)
Other	<u>221,246</u>	<u>249,549</u>	<u>28,303</u>
Total Physical Environment	<u>702,397</u>	<u>1,142,640</u>	<u>440,243</u>
Capital outlay			
IMPRVMNTS OTHER THAN BLDG	0	0	0
CULVERTS/STRUCTURES	0	0	0
MACHINERY & EQUIPMENT	75,163	75,750	587
Other	<u>0</u>	<u>0</u>	<u>0</u>
Total Capital outlay	<u>75,163</u>	<u>75,750</u>	<u>587</u>
Principal	43,919	33,445	(10,474)
Interest	<u>14,825</u>	<u>45,441</u>	<u>30,616</u>
Total Expenditures:	<u>836,304</u>	<u>1,297,276</u>	<u>460,972</u>
Excess (deficiency) of revenues over expenditures	<u><u>402,742</u></u>	<u><u>(150,986)</u></u>	<u><u>553,728</u></u>

Northern Palm Beach County Improvement District
Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)
Unit 15
From 10/1/2025 Through 9/30/2026
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Other financing sources (uses):			
Transfers out	(191,861)	(204,899)	13,038
Insurance proceeds	<u>0</u>	<u>0</u>	<u>0</u>
Total Other financing sources (uses):	<u>(191,861)</u>	<u>(204,899)</u>	<u>13,038</u>
Net change in fund balance	210,881	(355,885)	566,766
Fund balances, beginning of year			
	<u>1,192,584</u>	<u>0</u>	<u>1,192,584</u>
Total Fund balances, beginning of year	<u>1,192,584</u>	<u>0</u>	<u>1,192,584</u>
Fund balance, end of period	<u><u>1,403,465</u></u>	<u><u>(355,885)</u></u>	<u><u>1,759,350</u></u>

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 9/30/2026
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Revenues:			
Non-ad valorem assessments	1,697,718	1,691,315	6,403
Intergovernmental revenues	0	0	0
Investment income	118,855	0	118,855
Miscellaneous	33,173	0	33,173
Total Revenues:	1,849,746	1,691,315	158,431
Expenditures:			
Physical Environment			
ENGINEERING FEES	0	50,000	50,000
ENGINEERING-PERMITS	0	0	0
ENVIRONMENTAL LIASON	20,754	25,031	4,277
LEGAL SERVICES	13,746	15,000	1,254
WATER QUALITY	4,517	4,517	(0)
FINANCIAL CONS./ADVISOR	143	200	57
GIS	6,622	6,366	(256)
OTHER PROFESSIONAL SVCS	0	0	0
AUDITORS SERVICES	4,562	4,687	125
MARSH MAINT-LITTORAL ZONE	598	6,906	6,308
CHEMICAL WEED CONTROL	42,128	45,957	3,829
MOWING SERVICES	0	0	0
SECURITY SERVICES	694,983	694,983	0
TRASH DISPOSAL	0	5,000	5,000
MOWING & LANDSCAPE MAINTENANCE	86,410	90,322	3,912
SUPERVISORS EXPENSES	0	0	0
PRESERVE/EXOTIC MAINT	35,896	51,988	16,092
REPAIR & MAINT-AERATORS	0	0	0
REPAIR & MAINT-CANAL/LAKE	3,650	20,000	16,350
REPAIR & MAINT - GENERAL	0	8,000	8,000
REPAIR & MAINT-TELEMETRY	0	1,000	1,000
REPAIR & MAINT-ROADS	22,204	150,000	127,796
REPAIR & MAINT-CULVERTS	14,975	100,000	85,025
REPAIR & MAINT - GATE/FENCE	0	0	0
Repairs & Maint - Catch Basins	0	100,000	100,000
REPAIR & MAINT- STREET SWEEP	7,560	7,560	0
REPAIR & MAINT- WATER CTRL STR	0	5,000	5,000
Other	25,537	27,592	2,055
Total Physical Environment	984,285	1,420,109	435,824
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:	984,285	2,545,109	1,560,824

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 9/30/2026
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Excess (deficiency) of revenues over expenditures	<u>865,461</u>	<u>(853,794)</u>	<u>1,719,255</u>
Other financing sources (uses):			
Transfers out	(232,863)	(270,025)	37,162
Capital contributions from landowners	<u>0</u>	<u>0</u>	<u>0</u>
Total Other financing sources (uses):	<u>(232,863)</u>	<u>(270,025)</u>	<u>37,162</u>
Net change in fund balance	632,598	(1,123,819)	1,756,417
Fund balances, beginning of year	<u>2,856,565</u>	<u>0</u>	<u>2,856,565</u>
Total Fund balances, beginning of year	<u>2,856,565</u>	<u>0</u>	<u>2,856,565</u>
Fund balance, end of period	<u>3,489,163</u>	<u>(1,123,819)</u>	<u>4,612,982</u>

Northern Palm Beach County Improvement District
Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)
Unit 18
From 10/1/2025 Through 9/30/2026
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Revenues:			
Non-ad valorem assessments	2,340,930	2,334,835	6,095
Intergovernmental revenues	0	68,003	(68,003)
Investment income	135,438	0	135,438
Miscellaneous	12,162	0	12,162
Total Revenues:	2,488,530	2,402,838	85,692
Expenditures:			
Physical Environment			
ENGINEERING FEES	500	25,000	24,500
ENGINEERING-PERMITS	2,355	0	(2,355)
LEGAL SERVICES	6,868	10,000	3,132
LEGAL - SPECIAL SERVICES	0	0	0
WATER QUALITY	48,000	123,000	75,000
FINANCIAL CONS./ADVISOR	0	0	0
GIS	2,976	3,505	529
OTHER PROFESSIONAL SVCS	0	0	0
AUDITORS SERVICES	7,901	8,116	215
MARSH MAINT-LITTORAL ZONE	524,012	640,442	116,430
CHEMICAL WEED CONTROL	191,574	208,791	17,217
TRASH DISPOSAL	310	1,500	1,190
MOWING & LANDSCAPE MAINTENANCE	14,073	14,814	741
SUPERVISORS EXPENSES	0	0	0
BIOLOGICAL WEED CONTROL	24,400	0	(24,400)
PRESERVE/EXOTIC MAINT	0	0	0
REPAIR & MAINT-AERATORS	229,785	234,932	5,147
REPAIR & MAINT-PUMP STATN	295,755	230,000	(65,755)
REPAIR & MAINT-CANAL/LAKE	3,600	10,000	6,400
REPAIR & MAINT-BLDG	26	4,000	3,975
REPAIR & MAINT - GENERAL	6,825	17,000	10,175
REPAIR & MAINT-TELEMETRY	902	20,500	19,598
REPAIR & MAINT-ROADS	5,050	100,000	94,950
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	32,708	32,708	0
REPAIR & MAINT- WATER CTRL STR	375	3,000	2,625
Other	230,142	293,056	62,914
Total Physical Environment	1,708,347	2,152,864	444,517
Capital outlay			
BUILDINGS	0	0	0
IMPRVMNTS OTHER THAN BLDG	0	0	0
ROADS/BRIDGES	0	0	0
CULVERTS/STRUCTURES	0	0	0
MACHINERY & EQUIPMENT	0	175,000	175,000
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 9/30/2026
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Total Capital outlay	<u>0</u>	<u>175,000</u>	<u>175,000</u>
Principal	54,516	54,516	(0)
Interest	<u>29,433</u>	<u>29,433</u>	<u>0</u>
Total Expenditures:	<u>1,792,296</u>	<u>2,411,813</u>	<u>619,517</u>
Excess (deficiency) of revenues over expenditures	<u>696,234</u>	<u>(8,975)</u>	<u>705,209</u>
Other financing sources (uses):			
Transfers in	0	0	0
Transfers out	(525,606)	(427,283)	(98,323)
Capital contributions from landowners	23,337	26,799	(3,462)
Insurance proceeds	0	0	0
Repayment to landowners	<u>0</u>	<u>0</u>	<u>0</u>
Total Other financing sources (uses):	<u>(502,269)</u>	<u>(400,484)</u>	<u>(101,785)</u>
Net change in fund balance	193,965	(409,459)	603,424
Fund balances, beginning of year	<u>3,309,960</u>	<u>0</u>	<u>3,309,960</u>
Total Fund balances, beginning of year	<u>3,309,960</u>	<u>0</u>	<u>3,309,960</u>
Fund balance, end of period	<u>3,503,925</u>	<u>(409,459)</u>	<u>3,913,384</u>

Northern Palm Beach County Improvement District
Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)
Unit 19
From 10/1/2025 Through 9/30/2026
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Revenues:			
Non-ad valorem assessments	605,690	605,482	208
Intergovernmental revenues	0	0	0
Investment income	35,864	0	35,864
Miscellaneous	1,382	0	1,382
Total Revenues:	<u>642,936</u>	<u>605,482</u>	<u>37,454</u>
Expenditures:			
Physical Environment			
ENGINEERING FEES	0	1,000	1,000
ENGINEERING-PERMITS	0	0	0
LEGAL SERVICES	2,610	500	(2,110)
WATER QUALITY	14,680	14,680	(0)
FINANCIAL CONS./ADVISOR	0	0	0
GIS	2,386	2,139	(247)
OTHER PROFESSIONAL SVCS	5,500	0	(5,500)
AUDITORS SERVICES	2,025	2,081	56
MARSH MAINT-LITTORAL ZONE	4,817	28,838	24,021
CHEMICAL WEED CONTROL	30,299	33,054	2,755
MOWING SERVICES	0	0	0
TRASH DISPOSAL	0	1,500	1,500
MOWING & LANDSCAPE MAINTENANCE	2,906	3,048	142
SUPERVISORS EXPENSES	0	0	0
BIOLOGICAL WEED CONTROL	24,613	0	(24,613)
PRESERVE/EXOTIC MAINT	12,320	22,394	10,074
REPAIR & MAINT-AERATORS	92,088	116,530	24,442
REPAIR & MAINT-PUMP STATN	0	0	0
REPAIR & MAINT-CANAL/LAKE	0	5,000	5,000
REPAIR & MAINT - GENERAL	705	3,000	2,295
REPAIR & MAINT-TELEMETRY	1,296	15,500	14,204
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	14,966	15,000	34
REPAIR & MAINT- RTU GATES	0	0	0
REPAIR & MAINT- WATER CTRL STR	48	4,000	3,952
Other	<u>129,904</u>	<u>130,795</u>	<u>891</u>
Total Physical Environment	<u>353,465</u>	<u>449,559</u>	<u>96,094</u>
Capital outlay			
IMPRVMNTS OTHER THAN BLDG	0	0	0
CULVERTS/STRUCTURES	0	0	0
MACHINERY & EQUIPMENT	100,690	101,000	310
Other	<u>0</u>	<u>0</u>	<u>0</u>
Total Capital outlay	<u>100,690</u>	<u>101,000</u>	<u>310</u>
Interest	<u>0</u>	<u>0</u>	<u>0</u>
Total Expenditures:	<u>454,155</u>	<u>550,559</u>	<u>96,404</u>
Excess (deficiency) of revenues over expenditures	<u>188,781</u>	<u>54,923</u>	<u>133,858</u>

Northern Palm Beach County Improvement District
Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)
Unit 19
From 10/1/2025 Through 9/30/2026
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Other financing sources (uses):			
Transfers in	0	0	0
Transfers out	(103,652)	(117,841)	14,189
Capital contributions from landowners	25,000	0	25,000
Insurance proceeds	0	0	0
Total Other financing sources (uses):	<u>(78,652)</u>	<u>(117,841)</u>	<u>39,189</u>
Net change in fund balance	110,129	(62,918)	173,047
Fund balances, beginning of year	857,876	0	857,876
Total Fund balances, beginning of year	<u>857,876</u>	<u>0</u>	<u>857,876</u>
Fund balance, end of period	<u><u>968,005</u></u>	<u><u>(62,918)</u></u>	<u><u>1,030,923</u></u>

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 9/30/2026
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Revenues:			
Non-ad valorem assessments	26,553	26,544	9
Investment income	19,273	0	19,273
Total Investment income	19,273	0	19,273
Total Revenues:	45,826	26,544	19,282
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	264	263	(1)
Total Physical Environment	353	11,354	11,001
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:	353	26,354	26,001
Excess (deficiency) of revenues over expenditures	45,473	190	45,283
Other financing sources (uses):			
Transfers in	0	0	0
Transfers out	(15,310)	(15,190)	(120)
Insurance proceeds	0	0	0
Total Other financing sources (uses):	(15,310)	(15,190)	(120)
Net change in fund balance	30,163	(15,000)	45,163
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	596,325	(15,000)	611,325

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 9/30/2026
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Revenues:			
Non-ad valorem assessments	126,846	126,408	438
Intergovernmental revenues	0	0	0
Investment income	15,968	0	15,968
Miscellaneous	2,663	0	2,663
Total Revenues:	145,477	126,408	19,069
Expenditures:			
Physical Environment			
ENGINEERING FEES	430	10,000	9,570
ENGINEERING-PERMITS	0	0	0
LEGAL SERVICES	1,827	7,000	5,173
SPECIAL SERVICES	0	0	0
WATER QUALITY	0	0	0
FINANCIAL CONS./ADVISOR	0	0	0
GIS	408	578	170
OTHER PROFESSIONAL SVCS	0	0	0
AUDITORS SERVICES	564	579	15
CHEMICAL WEED CONTROL	8,562	8,562	(0)
TRASH DISPOSAL	0	6,000	6,000
MOWING & LANDSCAPE MAINTENANCE	8,708	0	(8,708)
SUPERVISORS EXPENSES	0	0	0
REPAIR & MAINT-CANAL/LAKE	4,350	23,219	18,869
REPAIR & MAINT - GENERAL	3,925	3,000	(925)
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	1,224	1,212	(12)
Total Physical Environment	29,998	68,150	38,152
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:	29,998	68,150	38,152
Excess (deficiency) of revenues over expenditures	115,479	58,258	57,221
Other financing sources (uses):			
Transfers out	(43,896)	(56,681)	12,785
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):	(43,896)	(56,681)	12,785
Net change in fund balance	71,583	1,577	70,006

Net change in fund balance 71,583 1,577 70,006 Page: 47

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 9/30/2026
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Fund balances, beginning of year	<u>411,557</u>	<u>0</u>	<u>411,557</u>
Total Fund balances, beginning of year	<u>411,557</u>	<u>0</u>	<u>411,557</u>
Fund balance, end of period	<u><u>483,141</u></u>	<u><u>1,577</u></u>	<u><u>481,564</u></u>

Northern Palm Beach County Improvement District
Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)
Unit 21
From 10/1/2025 Through 9/30/2026
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Revenues:			
Non-ad valorem assessments	925,255	923,499	1,756
Intergovernmental revenues	0	0	0
Investment income	35,971	0	35,971
Miscellaneous	1,750	0	1,750
Total Revenues:	962,976	923,499	39,477
Expenditures:			
Physical Environment			
ENGINEERING FEES	0	1,000	1,000
ENGINEERING-PERMITS	0	0	0
LEGAL SERVICES	3,683	1,000	(2,683)
WATER QUALITY	8,776	8,776	(0)
FINANCIAL CONS./ADVISOR	0	0	0
GIS	446	455	9
OTHER PROFESSIONAL SVCS	0	0	0
AUDITORS SERVICES	2,654	2,726	72
MARSH MAINT-LITTORAL ZONE	88,524	143,013	54,489
CHEMICAL WEED CONTROL	50,988	55,624	4,636
TRASH DISPOSAL	0	0	0
MOWING & LANDSCAPE MAINTENANCE	2,981	3,005	24
SUPERVISORS EXPENSES	0	0	0
BIOLOGICAL WEED CONTROL	24,150	0	(24,150)
PRESERVE/EXOTIC MAINT	168,795	226,855	58,060
REPAIR & MAINT-AERATORS	66,835	52,450	(14,385)
REPAIR & MAINT-PUMP STATN	17,108	30,000	12,892
REPAIR & MAINT-VEHICLES	0	0	0
REPAIR & MAINT-CANAL/LAKE	0	5,000	5,000
REPAIR & MAINT-BLDG	17	2,000	1,983
REPAIR & MAINT-WELLS	0	0	0
REPAIR & MAINT - GENERAL	595	1,500	905
REPAIR & MAINT-TELEMETRY	2,348	15,000	12,652
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	360	3,000	2,640
R&M- PRESERVE STRUCTURE/INLETS	0	0	0
Other	21,051	35,823	14,772
Total Physical Environment	468,963	654,227	185,264
Capital outlay			
BUILDINGS	0	0	0
IMPRVMNTS OTHER THAN BLDG	0	0	0
CULVERTS/STRUCTURES	0	0	0
MACHINERY & EQUIPMENT	177,169	35,000	(142,169)
Other	0	0	0
Total Capital outlay	177,169	35,000	(142,169)
Principal	25,245	25,245	0

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 9/30/2026
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Interest	13,629	13,629	(0)
Total Expenditures:	685,006	728,101	43,095
Excess (deficiency) of revenues over expenditures	277,970	195,398	82,572
Other financing sources (uses):			
Transfers out	(191,619)	(236,821)	45,202
Capital contributions from landowners	10,000	0	10,000
Insurance proceeds	0	0	0
Proceeds from sales/disposals of capital assets	4,253	0	4,253
Total Other financing sources (uses):	(177,366)	(236,821)	59,455
Net change in fund balance	100,604	(41,423)	142,027
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	877,346	(41,423)	918,769

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 9/30/2026
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Revenues:			
Non-ad valorem assessments	434,724	433,887	837
Intergovernmental revenues	0	0	0
Investment income	18,489	0	18,489
Miscellaneous	2,491	0	2,491
Total Revenues:	455,704	433,887	21,817
Expenditures:			
Physical Environment			
ENGINEERING FEES	0	2,000	2,000
ENGINEERING-PERMITS	0	0	0
LEGAL SERVICES	87	10,000	9,913
WATER QUALITY	5,144	4,120	(1,024)
FINANCIAL CONS./ADVISOR	0	0	0
GIS	879	1,067	188
AUDITORS SERVICES	1,261	1,296	35
MARSH MAINT-LITTORAL ZONE	7,704	39,804	32,100
CHEMICAL WEED CONTROL	38,561	42,066	3,505
TRASH DISPOSAL	0	500	500
MOWING & LANDSCAPE MAINTENANCE	4,461	4,503	42
SUPERVISORS EXPENSES	0	0	0
BIOLOGICAL WEED CONTROL	0	0	0
PRESERVE/EXOTIC MAINT	156,572	183,252	26,680
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	238	7,000	6,762
REPAIR & MAINT-TELEMETRY	10	5,000	4,990
REPAIR & MAINT-ROADS	0	0	0
REPAIR & MAINT-CULVERTS	104,345	100,000	(4,345)
REPAIR & MAINT - GATE/FENCE	0	0	0
REPAIR & MAINT- RTU GATES	0	0	0
REPAIR & MAINT- WATER CTRL STR	121	2,000	1,879
R&M- PRESERVE STRUCTURE/INLETS	0	0	0
Other	4,587	4,579	(8)
Total Physical Environment	323,970	412,187	88,217
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:	323,970	412,187	88,217
Excess (deficiency) of revenues over expenditures	131,735	21,700	110,035

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 9/30/2026
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Transfers out	(95,495)	(104,952)	9,457
Insurance proceeds	<u>0</u>	<u>0</u>	<u>0</u>
Total Other financing sources (uses):	<u>(95,495)</u>	<u>(104,952)</u>	<u>9,457</u>
Net change in fund balance	36,240	(83,252)	119,492
Fund balances, beginning of year	<u>366,388</u>	<u>0</u>	<u>366,388</u>
Total Fund balances, beginning of year	<u>366,388</u>	<u>0</u>	<u>366,388</u>
Fund balance, end of period	<u><u>402,628</u></u>	<u><u>(83,252)</u></u>	<u><u>485,880</u></u>

Northern Palm Beach County Improvement District
Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)
Unit 24
From 10/1/2025 Through 9/30/2026
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Revenues:			
Non-ad valorem assessments	386,975	386,153	822
Intergovernmental revenues	0	0	0
Investment income	33,969	0	33,969
Miscellaneous	0	0	0
Total Revenues:	420,945	386,153	34,792
Expenditures:			
Physical Environment			
ENGINEERING FEES	1,625	1,000	(625)
ENGINEERING-PERMITS	0	0	0
LEGAL SERVICES	464	800	336
FINANCIAL CONS./ADVISOR	0	0	0
GIS	840	658	(182)
OTHER PROFESSIONAL SVCS	0	1,000	1,000
AUDITORS SERVICES	1,465	1,505	40
MARSH MAINT-LITTORAL ZONE	33,243	53,162	19,920
CHEMICAL WEED CONTROL	38,863	42,395	3,532
MOWING SERVICES	0	0	0
TRASH DISPOSAL	0	1,000	1,000
MOWING & LANDSCAPE MAINTENANCE	19,374	20,336	962
SUPERVISORS EXPENSES	0	0	0
PRESERVE/EXOTIC MAINT	20,764	26,126	5,362
REPAIR & MAINT-AERATORS	8,675	13,640	4,965
REPAIR & MAINT-PUMP STATN	528	30,000	29,472
REPAIR & MAINT-VEHICLES	0	0	0
REPAIR & MAINT-CANAL/LAKE	2,100	5,000	2,900
REPAIR & MAINT-BLDG	1,459	2,000	542
REPAIR & MAINT-WELLS	0	2,500	2,500
REPAIR & MAINT - GENERAL	450	1,000	550
REPAIR & MAINT-TELEMETRY	10	5,000	4,990
REPAIR & MAINT-ROADS	0	0	0
REPAIR & MAINT-CULVERTS	14,900	30,000	15,100
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	194	2,000	1,806
Other	13,084	17,970	4,886
Total Physical Environment	158,037	273,092	115,055
Capital outlay			
BUILDINGS	0	0	0
IMPRVMNTS OTHER THAN BLDG	282,409	0	(282,409)
MACHINERY & EQUIPMENT	149,946	0	(149,946)
Other	0	0	0
Total Capital outlay	432,355	0	(432,355)
Principal	19,457	13,204	(6,253)
Interest	6,568	17,940	11,372
Total Expenditures:	616,417	304,236	(312,181)

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 9/30/2026
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Excess (deficiency) of revenues over expenditures	<u>(195,472)</u>	<u>81,917</u>	<u>(277,389)</u>
Other financing sources (uses):			
Transfers in	0	0	0
Transfers out	(105,911)	(119,998)	14,087
Capital contributions from landowners	0	0	0
Insurance proceeds	0	0	0
Proceeds from sales/disposals of capital assets	9,163	0	9,163
Total Other financing sources (uses):	<u>(96,747)</u>	<u>(119,998)</u>	<u>23,251</u>
Net change in fund balance	(292,220)	(38,081)	(254,139)
Fund balances, beginning of year	<u>1,026,535</u>	<u>0</u>	<u>1,026,535</u>
Total Fund balances, beginning of year	<u>1,026,535</u>	<u>0</u>	<u>1,026,535</u>
Fund balance, end of period	<u>734,316</u>	<u>(38,081)</u>	<u>772,397</u>

Northern Palm Beach County Improvement District
Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)
Unit 27B
From 10/1/2025 Through 9/30/2026
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Revenues:			
Non-ad valorem assessments	194,520	194,229	291
Investment income	17,241	0	17,241
Miscellaneous	0	0	0
Total Revenues:	211,761	194,229	17,532
Expenditures:			
Physical Environment			
ENGINEERING FEES	0	10,000	10,000
LEGAL SERVICES	0	3,000	3,000
FINANCIAL CONS./ADVISOR	143	200	57
GIS	1,077	816	(261)
AUDITORS SERVICES	1,537	1,579	42
MONITORING REPORT	0	0	0
MARSH MAINT-LITTORAL ZONE	698	8,125	7,427
CHEMICAL WEED CONTROL	5,514	6,015	501
TRASH DISPOSAL	0	0	0
MOWING & LANDSCAPE MAINTENANCE	675	675	0
SUPERVISORS EXPENSES	0	0	0
PRESERVE/EXOTIC MAINT	95,262	113,277	18,015
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	7,647	10,000	2,353
R & M PRESERVE STRUCTURES	2,645	5,000	2,355
REPAIR & MAINT- WATER CTRL STR	0	2,000	2,000
Other	3,183	3,174	(9)
Total Physical Environment	118,597	166,861	48,264
Capital outlay			
CULVERTS/STRUCTURES	0	0	0
Other	0	0	0
Total Capital outlay	0	0	0
Total Expenditures:	118,597	166,861	48,264
Excess (deficiency) of revenues over expenditures	93,164	27,368	65,796
Other financing sources (uses):			
Transfers out	(54,007)	(59,218)	5,211
Total Other financing sources (uses):	(54,007)	(59,218)	5,211
Net change in fund balance	39,157	(31,850)	71,007
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	475,124	(31,850)	506,974

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 9/30/2026
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Revenues:			
Non-ad valorem assessments	104,911	104,804	107
Intergovernmental revenues	0	0	0
Investment income	6,778	0	6,778
Miscellaneous	0	0	0
Total Revenues:	111,689	104,804	6,885
Expenditures:			
Physical Environment			
ENGINEERING FEES	0	1,000	1,000
LEGAL SERVICES	0	500	500
WATER QUALITY	5,144	4,120	(1,024)
FINANCIAL CONS./ADVISOR	0	0	0
GIS	140	198	58
OTHER PROFESSIONAL SVCS	0	0	0
AUDITORS SERVICES	296	304	8
MARSH MAINT-LITTORAL ZONE	698	6,906	6,208
CHEMICAL WEED CONTROL	11,155	12,169	1,014
SUPERVISORS EXPENSES	0	0	0
PRESERVE/EXOTIC MAINT	17,593	45,695	28,102
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	1,049	1,039	(10)
Total Physical Environment	36,075	91,931	55,856
Capital outlay	0	0	0
Principal	4,388	4,388	(0)
Interest	2,369	2,369	(0)
Total Expenditures:	42,833	98,688	55,855
Excess (deficiency) of revenues over expenditures	68,856	6,116	62,740
Other financing sources (uses):			
Transfers in	0	0	0
Transfers out	(21,882)	(28,668)	6,786
Total Other financing sources (uses):	(21,882)	(28,668)	6,786
Net change in fund balance	46,974	(22,552)	69,526
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	192,818	(22,552)	215,370

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 9/30/2026
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Revenues:			
Non-ad valorem assessments	1,376,660	1,373,566	3,094
Intergovernmental revenues	0	0	0
Investment income	73,755	0	73,755
Miscellaneous	1,061	0	1,061
Total Revenues:	1,451,475	1,373,566	77,909
Expenditures:			
Physical Environment			
ENGINEERING FEES	29,516	152,000	122,485
ENGINEERING-PERMITS	1,900	0	(1,900)
LEGAL SERVICES	3,393	3,000	(393)
WATER QUALITY	5,600	5,600	0
FINANCIAL CONS./ADVISOR	0	0	0
GIS	906	1,283	377
AUDITORS SERVICES	4,194	4,308	114
MOWING & LANDSCAPE MAINTENANCE	684	720	36
SUPERVISORS EXPENSES	0	0	0
PRESERVE/EXOTIC MAINT	0	0	0
REPAIR & MAINT-AERATORS	331,306	389,320	58,014
REPAIR & MAINT-PUMP STATN	0	0	0
REPAIR & MAINT-CANAL/LAKE	0	10,000	10,000
REPAIR & MAINT-BLDG	2,025	35,000	32,975
REPAIR & MAINT - GENERAL	495	3,000	2,505
REPAIR & MAINT-TELEMETRY	29	10,000	9,971
REPAIR & MAINT-ROADS	0	27,000	27,000
REPAIR & MAINT-CULVERTS	36,410	100,000	63,590
REPAIR & MAINT - GATE/FENCE	0	500	500
Repairs & Maint - Catch Basins	0	30,000	30,000
R&M- Aerator refurbishments	37,047	37,500	453
REPAIR & MAINT- RTU GATES	0	0	0
REPAIR & MAINT- WATER CTRL STR	77	4,000	3,923
Other	356,190	393,645	37,455
Total Physical Environment	809,771	1,206,876	397,105
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	161,843	281,500	119,657
Other	0	0	0
Total Capital outlay	161,843	281,500	119,657
Principal	0	0	0
Interest	0	0	0
Total Expenditures:	971,614	1,488,376	516,762
Excess (deficiency) of revenues over expenditures	479,861	(114,810)	594,671

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 9/30/2026
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Other financing sources (uses):			
Transfers in	0	0	0
Transfers out	(226,881)	(270,650)	43,769
Insurance proceeds	0	0	0
Repayment to landowners	0	0	0
Total Other financing sources (uses):	<u>(226,881)</u>	<u>(270,650)</u>	<u>43,769</u>
Net change in fund balance	252,980	(385,460)	638,440
Fund balances, beginning of year	<u>1,394,767</u>	<u>0</u>	<u>1,394,767</u>
Total Fund balances, beginning of year	<u>1,394,767</u>	<u>0</u>	<u>1,394,767</u>
Fund balance, end of period	<u><u>1,647,748</u></u>	<u><u>(385,460)</u></u>	<u><u>2,033,208</u></u>

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 9/30/2026
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Revenues:			
Non-ad valorem assessments	19,927	19,927	0
Intergovernmental revenues	0	0	0
Investment income	2,196	0	2,196
Miscellaneous	630	0	630
Total Revenues:	22,753	19,927	2,826
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	59	84	25
AUDITORS SERVICES	87	90	3
CHEMICAL WEED CONTROL	1,788	1,950	162
MOWING SERVICES	0	0	0
SECURITY SERVICES	0	0	0
TRASH DISPOSAL	0	2,500	2,500
JANITORIAL	0	0	0
MOWING & LANDSCAPE MAINTENANCE	684	715	31
SUPERVISORS EXPENSES	0	0	0
REPAIR & MAINT-CANAL/LAKE	1,850	5,000	3,150
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	199	198	(1)
Total Physical Environment	4,668	13,037	8,369
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:	4,668	13,037	8,369
Excess (deficiency) of revenues over expenditures	18,086	6,890	11,196
Other financing sources (uses):			
Transfers out	(7,362)	(7,390)	28
Total Other financing sources (uses):	(7,362)	(7,390)	28
Net change in fund balance	10,723	(500)	11,223
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	64,906	(500)	65,406

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 9/30/2026
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Revenues:			
Non-ad valorem assessments	7,497	7,488	9
Investment income	1,484	0	1,484
Total Investment income	1,484	0	1,484
Total Revenues:	8,981	7,488	1,493
Expenditures:			
Physical Environment			
WATER QUALITY	5,143	4,120	(1,023)
FINANCIAL CONS./ADVISOR	0	0	0
AUDITORS SERVICES	44	45	1
MOWING SERVICES	0	0	0
SECURITY SERVICES	0	0	0
MOWING & LANDSCAPE MAINTENANCE	684	715	31
SUPERVISORS EXPENSES	0	0	0
REPAIR & MAINT-CULVERTS	0	5,000	5,000
Other	75	74	(1)
Total Physical Environment	5,946	9,954	4,008
Principal	0	0	0
Interest	0	0	0
Total Expenditures:	5,946	9,954	4,008
Excess (deficiency) of revenues over expenditures	3,035	(2,466)	5,501
Other financing sources (uses):			
Transfers in	0	0	0
Transfers out	(962)	(1,086)	124
Total Other financing sources (uses):	(962)	(1,086)	124
Net change in fund balance	2,073	(3,552)	5,625
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	43,691	(3,552)	47,243

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 9/30/2026
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Revenues:			
Non-ad valorem assessments	32,951	32,885	66
Intergovernmental revenues	0	0	0
Investment income	2,985	0	2,985
Miscellaneous	0	0	0
Total Revenues:	35,935	32,885	3,050
Expenditures:			
Physical Environment			
ENGINEERING-PERMITS	0	0	0
LEGAL SERVICES	0	0	0
WATER QUALITY	5,148	4,120	(1,028)
FINANCIAL CONS./ADVISOR	0	0	0
GIS	84	119	35
AUDITORS SERVICES	107	110	3
CHEMICAL WEED CONTROL	2,009	2,192	183
MOWING SERVICES	0	0	0
TRASH DISPOSAL	0	500	500
SUPERVISORS EXPENSES	0	0	0
PRESERVE/EXOTIC MAINT	12,289	24,806	12,517
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	330	325	(5)
Total Physical Environment	19,967	36,672	16,705
Capital outlay	0	0	0
Total Expenditures:	19,967	36,672	16,705
Excess (deficiency) of revenues over expenditures	15,968	(3,787)	19,755
Other financing sources (uses):			
Transfers in	0	0	0
Transfers out	(9,601)	(11,765)	2,164
Total Other financing sources (uses):	(9,601)	(11,765)	2,164
Net change in fund balance	6,368	(15,552)	21,920
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	79,947	(15,552)	95,499

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 9/30/2026
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Revenues:			
Non-ad valorem assessments	210,069	209,167	902
Intergovernmental revenues	0	0	0
Investment income	12,447	0	12,447
Miscellaneous	0	0	0
Total Revenues:	222,516	209,167	13,349
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	99	140	41
OTHER PROFESSIONAL SVCS	19,673	19,674	1
AUDITORS SERVICES	1,083	1,112	29
SECURITY SERVICES	822	738	(84)
TRASH DISPOSAL	350	2,500	2,150
MOWING & LANDSCAPE MAINTENANCE	18,331	19,296	965
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	2,318	6,500	4,182
REPAIR & MAINT-TELEMETRY	0	0	0
REPAIR & MAINT-ROADS	250	22,000	21,750
REPAIR & MAINT-CULVERTS	0	0	0
REPAIR & MAINT - GATE/FENCE	3,288	10,000	6,712
REPAIR & MAINT - IRRIGATION	0	0	0
Repairs & Maint - Catch Basins	0	15,000	15,000
REPAIR & MAINT- WATER CTRL STR	0	0	0
Other	4,538	6,088	1,550
Total Physical Environment	50,752	105,548	54,796
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:	50,752	105,548	54,796
Excess (deficiency) of revenues over expenditures	171,764	103,619	68,145
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 9/30/2026
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Transfers out	(67,112)	(85,119)	18,007
Total Other financing sources (uses):	(67,112)	(85,119)	18,007
Net change in fund balance	104,652	18,500	86,152
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	364,266	18,500	345,766

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 9/30/2026
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Revenues:			
Non-ad valorem assessments	82,771	82,353	418
Investment income	15,201	0	15,201
Total Investment income	15,201	0	15,201
Total Revenues:	97,973	82,353	15,620
Expenditures:			
Physical Environment			
ENGINEERING FEES	0	2,000	2,000
LEGAL SERVICES	0	500	500
FINANCIAL CONS./ADVISOR	0	0	0
GIS	105	149	44
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	2,250	22,000	19,750
REPAIR & MAINT-CULVERTS	24,516	25,000	484
Repairs & Maint - Catch Basins	0	20,000	20,000
Other	820	815	(5)
Total Physical Environment	27,929	73,708	45,779
Capital outlay			
ROADS/BRIDGES	0	0	0
Other	0	0	0
Total Capital outlay	0	0	0
Total Expenditures:	27,929	73,708	45,779
Excess (deficiency) of revenues over expenditures	70,044	8,645	61,399
Other financing sources (uses):			
Transfers out	(25,001)	(29,145)	4,144
Total Other financing sources (uses):	(25,001)	(29,145)	4,144
Net change in fund balance	45,042	(20,500)	65,542
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	467,194	(20,500)	487,694

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 9/30/2026
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Revenues:			
Non-ad valorem assessments	8,493	8,469	24
Investment income	1,573	0	1,573
Miscellaneous	0	0	0
Total Revenues:	10,067	8,469	1,598
Expenditures:			
Physical Environment			
ENGINEERING FEES	0	0	0
LEGAL SERVICES	0	0	0
WATER QUALITY	5,143	4,120	(1,023)
FINANCIAL CONS./ADVISOR	0	0	0
GIS	42	59	17
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	85	83	(2)
Total Physical Environment	5,305	9,298	3,993
Capital outlay			
CULVERTS/STRUCTURES	0	0	0
MACHINERY & EQUIPMENT	0	0	0
Other	0	0	0
Total Capital outlay	0	0	0
Total Expenditures:	5,305	9,298	3,993
Excess (deficiency) of revenues over expenditures	4,762	(829)	5,591
Other financing sources (uses):			
Transfers in	0	0	0
Transfers out	(4,311)	(5,223)	912
Total Other financing sources (uses):	(4,311)	(5,223)	912
Net change in fund balance	451	(6,052)	6,503
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	45,239	(6,052)	51,291

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 9/30/2026
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Revenues:			
Non-ad valorem assessments	1,280,661	1,273,229	7,432
Intergovernmental revenues	0	0	0
Investment income	67,466	0	67,466
Miscellaneous	1,894	0	1,894
Total Revenues:	1,350,021	1,273,229	76,792
Expenditures:			
Physical Environment			
ENGINEERING FEES	0	2,500	2,500
ENGINEERING-PERMITS	0	0	0
LEGAL SERVICES	3,132	6,000	2,868
LEGAL - SPECIAL SERVICES	0	0	0
FINANCIAL CONS./ADVISOR	143	200	57
GIS	815	1,154	339
OTHER PROFESSIONAL SVCS	0	0	0
AUDITORS SERVICES	4,778	4,908	130
MONITORING REPORT	0	0	0
CHEMICAL WEED CONTROL	125,525	125,525	0
MOWING SERVICES	0	0	0
SECURITY SERVICES	717	500	(217)
TRASH DISPOSAL	0	2,500	2,500
MOWING & LANDSCAPE MAINTENANCE	17,141	18,758	1,617
SUPERVISORS EXPENSES	0	0	0
PRESERVE/EXOTIC MAINT	445,883	548,646	102,763
PARK MAINTENANCE	0	0	0
REPAIR & MAINT-AERATORS	0	0	0
REPAIR & MAINT-PUMP STATN	4,445	60,000	55,555
REPAIR & MAINT-CANAL/LAKE	1,850	15,000	13,150
REPAIR & MAINT-BLDG	1,367	4,000	2,633
REPAIR & MAINT - GENERAL	1,435	2,500	1,065
REPAIR & MAINT-TELEMETRY	11,978	30,000	18,022
REPAIR & MAINT-ROADS	0	10,000	10,000
REPAIR & MAINT-CULVERTS	133,661	0	(133,661)
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	530	6,000	5,470
R&M- PRESERVE STRUCTURE/INLETS	0	0	0
Other	30,242	49,599	19,357
Total Physical Environment	786,699	908,790	122,091
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 9/30/2026
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Total Capital outlay	<u>6,549</u>	<u>9,500</u>	<u>2,951</u>
Total Expenditures:	<u>793,248</u>	<u>918,290</u>	<u>125,042</u>
Excess (deficiency) of revenues over expenditures	<u>556,773</u>	<u>354,939</u>	<u>201,834</u>
Other financing sources (uses):			
Transfers out	(270,714)	(319,489)	48,775
Insurance proceeds	<u>0</u>	<u>0</u>	<u>0</u>
Total Other financing sources (uses):	<u>(270,714)</u>	<u>(319,489)</u>	<u>48,775</u>
Net change in fund balance	286,058	35,450	250,608
Fund balances, beginning of year	<u>1,492,981</u>	<u>0</u>	<u>1,492,981</u>
Total Fund balances, beginning of year	<u>1,492,981</u>	<u>0</u>	<u>1,492,981</u>
Fund balance, end of period	<u>1,779,039</u>	<u>35,450</u>	<u>1,743,589</u>

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 9/30/2026
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Revenues:			
Non-ad valorem assessments	157,518	157,103	415
Intergovernmental revenues	0	0	0
Investment income	23,374	0	23,374
Miscellaneous	2,560	0	2,560
Total Revenues:	183,452	157,103	26,349
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	143	200	57
GIS	211	299	88
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	8,340	8,340	0
Other	2,821	2,805	(16)
Total Physical Environment	13,572	58,258	44,686
Capital outlay			
ROADS/BRIDGES	0	0	0
MACHINERY & EQUIPMENT	0	0	0
Other	0	0	0
Total Capital outlay	0	0	0
Total Expenditures:	13,572	58,258	44,686
Excess (deficiency) of revenues over expenditures	169,880	98,845	71,035
Other financing sources (uses):			
Transfers in	0	0	0
Transfers out	(42,186)	(58,245)	16,059
Capital contributions from landowners	0	0	0
Proceeds from sales/disposals of capital assets	0	0	0
Total Other financing sources (uses):	(42,186)	(58,245)	16,059
Net change in fund balance	127,695	40,600	87,095
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	725,456	40,600	684,856

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 9/30/2026
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Revenues:			
Non-ad valorem assessments	496,522	495,476	1,046
Intergovernmental revenues	0	0	0
Investment income	33,545	0	33,545
Total Investment income	33,545	0	33,545
Total Revenues:	530,068	495,476	34,592
Expenditures:			
Physical Environment			
ENGINEERING FEES	0	10,000	10,000
ENGINEERING-PERMITS	0	0	0
LEGAL SERVICES	6,033	5,500	(533)
WATER QUALITY	5,147	4,120	(1,027)
FINANCIAL CONS./ADVISOR	0	0	0
GIS	7,220	488	(6,732)
OTHER PROFESSIONAL SVCS	0	0	0
AUDITORS SERVICES	1,346	1,382	36
MONITORING REPORT	0	0	0
MARSH MAINT-LITTORAL ZONE	698	6,906	6,208
CHEMICAL WEED CONTROL	8,143	8,883	740
MOWING SERVICES	0	0	0
SUPERVISORS EXPENSES	0	0	0
PRESERVE/EXOTIC MAINT	114,200	147,073	32,873
PARK MAINTENANCE	0	0	0
REPAIR & MAINT-CANAL/LAKE	0	0	0
REPAIR & MAINT-BLDG	0	0	0
REPAIR & MAINT - GENERAL	2,250	3,000	750
REPAIR & MAINT-TELEMETRY	0	0	0
REPAIR & MAINT-ROADS	25,394	190,000	164,606
REPAIR & MAINT-CULVERTS	0	20,000	20,000
Repairs & Maint - Catch Basins	0	30,000	30,000
R & M PRESERVE STRUCTURES	995	10,000	9,005
REPAIR & MAINT- STREET SWEEP	30,720	30,720	0
Other	4,918	4,908	(10)
Total Physical Environment	207,065	472,980	265,915
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:	207,065	472,980	265,915
Excess (deficiency) of revenues over expenditures	323,003	22,496	300,507
Other financing sources (uses):			
Transfers out	(100,823)	(113,848)	13,025
Total Other financing sources (uses):	(100,823)	(113,848)	13,025
Net change in fund balance	222,180	(91,352)	313,532

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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 9/30/2026
(In Whole Numbers)

	<u>Current Year Actual</u>	<u>Total Budget - Original</u>	<u>Total Budget Variance - Original</u>
Fund balances, beginning of year	<u>741,605</u>	<u>0</u>	<u>741,605</u>
Total Fund balances, beginning of year	<u>741,605</u>	<u>0</u>	<u>741,605</u>
Fund balance, end of period	<u><u>963,785</u></u>	<u><u>(91,352)</u></u>	<u><u>1,055,137</u></u>

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 9/30/2026
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Revenues:			
Non-ad valorem assessments	79,988	79,796	192
Investment income	13,699	0	13,699
Miscellaneous	0	0	0
Total Revenues:	93,687	79,796	13,891
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	143	200	57
GIS	882	1,248	366
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	2,284	2,042	(242)
Total Physical Environment	4,489	58,202	53,713
Capital outlay			
ROADS/BRIDGES	0	0	0
MACHINERY & EQUIPMENT	0	0	0
Other	0	0	0
Total Capital outlay	0	0	0
Total Expenditures:	4,489	58,202	53,713
Excess (deficiency) of revenues over expenditures	89,198	21,594	67,604
Other financing sources (uses):			
Transfers out	(14,691)	(21,594)	6,903
Capital contributions from landowners	0	0	0
Total Other financing sources (uses):	(14,691)	(21,594)	6,903
Net change in fund balance	74,508	0	74,508
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	428,611	0	428,611

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 9/30/2026
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Revenues:			
Non-ad valorem assessments	61,747	61,770	(23)
Intergovernmental revenues	0	0	0
Investment income	17,991	0	17,991
Miscellaneous	(30)	0	(30)
Total Revenues:	79,708	61,770	17,938
Expenditures:			
Physical Environment			
ENGINEERING FEES	0	1,000	1,000
ENGINEERING-PERMITS	0	0	0
LEGAL SERVICES	0	500	500
WATER QUALITY	5,131	4,120	(1,011)
FINANCIAL CONS./ADVISOR	0	0	0
GIS	1,139	727	(412)
AUDITORS SERVICES	264	271	7
MARSH MAINT-LITTORAL ZONE	0	0	0
SECURITY SERVICES	199	1,463	1,264
MOWING & LANDSCAPE MAINTENANCE	1,596	1,680	84
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	375	3,000	2,625
REPAIR & MAINT-TELEMETRY	861	15,000	14,139
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	280	2,000	1,720
Other	2,757	2,576	(181)
Total Physical Environment	12,602	107,337	94,735
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:	12,602	107,337	94,735
Excess (deficiency) of revenues over expenditures	67,106	(45,567)	112,673

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 9/30/2026
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Transfers out	(26,832)	(33,985)	7,153
Capital contributions from landowners	0	0	0
Insurance proceeds	0	0	0
Total Other financing sources (uses):	(26,832)	(33,985)	7,153
Net change in fund balance	40,274	(79,552)	119,826
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	550,834	(79,552)	630,386

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 9/30/2026
(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	10,729	0	10,729
Miscellaneous	1,189	0	1,189
Total Revenues:	115,464	103,712	11,752
Expenditures:			
Physical Environment			
ENGINEERING FEES	0	1,000	1,000
ENGINEERING-PERMITS	0	0	0
LEGAL SERVICES	1,305	500	(805)
FINANCIAL CONS./ADVISOR	0	0	0
GIS	72	102	30
AUDITORS SERVICES	382	392	10
MONITORING REPORT	0	0	0
MARSH MAINT-LITTORAL ZONE	0	0	0
CHEMICAL WEED CONTROL	6,933	7,563	630
MOWING SERVICES	0	0	0
TRASH DISPOSAL	0	1,000	1,000
MOWING & LANDSCAPE MAINTENANCE	4,488	5,154	666
SUPERVISORS EXPENSES	0	0	0
PRESERVE/EXOTIC MAINT	33,913	66,654	32,742
REPAIR & MAINT-CANAL/LAKE	850	2,000	1,150
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	48,979	110,392	61,413
Capital outlay			
MACHINERY & EQUIPMENT	0	0	0
Other	0	0	0
Total Capital outlay	0	0	0
Total Expenditures:	48,979	110,392	61,413
Excess (deficiency) of revenues over expenditures	66,485	(6,680)	73,165
Other financing sources (uses):			
Transfers out	(29,352)	(34,820)	5,468
Total Other financing sources (uses):	(29,352)	(34,820)	5,468
Net change in fund balance	37,133	(41,500)	78,633
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	306,632	(41,500)	348,132

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 9/30/2026
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Revenues:			
Non-ad valorem assessments	42,759	42,520	239
Investment income	7,253	0	7,253
Miscellaneous	0	0	0
Total Revenues:	50,012	42,520	7,492
Expenditures:			
Physical Environment			
ENGINEERING FEES	0	2,500	2,500
ENGINEERING-PERMITS	0	0	0
LEGAL SERVICES	0	500	500
GIS	83	117	34
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	428	420	(8)
Total Physical Environment	643	13,673	13,030
Capital outlay			
MACHINERY & EQUIPMENT	0	0	0
Other	0	0	0
Total Capital outlay	0	0	0
Total Expenditures:	643	13,673	13,030
Excess (deficiency) of revenues over expenditures	49,369	28,847	20,522
Other financing sources (uses):			
Transfers out	(10,007)	(13,747)	3,740
Capital contributions from landowners	0	0	0
Total Other financing sources (uses):	(10,007)	(13,747)	3,740
Net change in fund balance	39,362	15,100	24,262
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	228,356	15,100	213,256

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 9/30/2026
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Revenues:			
Non-ad valorem assessments	78,712	78,653	59
Investment income	12,066	0	12,066
Miscellaneous	9,743	0	9,743
Total Revenues:	100,522	78,653	21,869
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	571	800	229
GIS	2,477	3,506	1,029
AUDITORS SERVICES	1,732	1,779	47
TRASH DISPOSAL	0	0	0
REPAIR & MAINT - GENERAL	0	1,500	1,500
REPAIR & MAINT-TELEMETRY	3,591	5,000	1,409
REPAIR & MAINT-ROADS	0	10,000	10,000
REPAIR & MAINT-CULVERTS	0	25,000	25,000
Other	5,934	6,228	294
Total Physical Environment	14,304	55,813	41,509
Capital outlay	0	0	0
Total Expenditures:	14,304	55,813	41,509
Excess (deficiency) of revenues over expenditures	86,218	22,840	63,378
Other financing sources (uses):			
Transfers out	(43,777)	(47,840)	4,063
Capital contributions from landowners	0	0	0
Insurance proceeds	0	0	0
Total Other financing sources (uses):	(43,777)	(47,840)	4,063
Net change in fund balance	42,441	(25,000)	67,441
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	362,748	(25,000)	387,748

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 9/30/2026
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Revenues:			
Intergovernmental revenues	0	0	0
Investment income	5,090	0	5,090
Total Investment income	5,090	0	5,090
Total Revenues:	5,090	0	5,090
Expenditures:			
Physical Environment			
LEGAL SERVICES	0	0	0
AUDITORS SERVICES	372	382	10
MARSH MAINT-LITTORAL ZONE	0	0	0
TRASH DISPOSAL	11,294	19,500	8,206
MOWING & LANDSCAPE MAINTENANCE	20,104	21,162	1,058
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	29,092	52,500	23,408
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	21,592	25,377	3,785
Total Physical Environment	82,454	118,921	36,467
Capital outlay			
IMPRVMNTS OTHER THAN BLDG	0	0	0
Other	0	0	0
Total Capital outlay	0	0	0
Total Expenditures:	82,454	118,921	36,467
Excess (deficiency) of revenues over expenditures	(77,364)	(118,921)	41,557
Other financing sources (uses):			
Transfers out	(2,022)	(2,423)	401
Capital contributions from landowners			
CONTRIBUTIONS GOVERNMENTS	47,803	47,868	(65)
Other	30,720	58,476	(27,756)
Total Capital contributions from landowners	78,523	106,344	(27,821)
Total Other financing sources (uses):	76,501	103,921	(27,420)
Net change in fund balance	(863)	(15,000)	14,137
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 9/30/2026
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Fund balance, end of period	<u>149,147</u>	<u>(15,000)</u>	<u>164,147</u>

Northern Palm Beach County Improvement District
Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)
NPDES funds
From 10/1/2025 Through 9/30/2026
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Revenues:			
Investment income	16,884	0	16,884
Miscellaneous	74,730	0	74,730
Total Revenues:	91,614	0	91,614
Expenditures:			
Physical Environment			
ENGINEERING FEES	335,162	0	(335,162)
LEGAL SERVICES	4,263	0	(4,263)
FINANCIAL CONS./ADVISOR	0	0	0
OTHER PROFESSIONAL SVCS	109,000	0	(109,000)
Other	73,059	0	(73,059)
Total Physical Environment	521,484	0	(521,484)
Capital outlay			
MACHINERY & EQUIPMENT	0	0	0
Total Capital outlay	0	0	0
Total Expenditures:	521,484	0	(521,484)
Excess (deficiency) of revenues over expenditures	(429,870)	0	(429,870)
Other financing sources (uses):			
Transfers in	215,936	0	215,936
Transfers out	(217,854)	0	(217,854)
Total Other financing sources (uses):	(1,918)	0	(1,918)
Net change in fund balance	(431,788)	0	(431,788)
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	296,619	0	296,619

Northern Palm Beach County Improvement District
Statement of Revenues and Expenditures - Combining Debt Service Funds (Cash basis)
From 10/1/2025 Through 9/30/2026

(In Whole Numbers)

	Unit 2A	Unit 2C	Unit 3A	Unit 9A
Revenues:				
Non-ad valorem assessments	337,737	4,819,085	402,144	2,720,386
Intergovernmental revenues	-	-	-	-
Investment income	7,864	224,793	9,134	64,543
Miscellaneous	-	-	-	-
Total Revenues:	345,601	5,043,878	411,278	2,784,929
Expenditures:				
Principal	295,000	1,805,000	380,000	2,670,433
Interest	52,736	3,011,500	41,925	160,429
Debt issuance costs	-	-	-	-
Advance Refunding escrow agent	-	-	-	-
Other	3,344	47,916	3,987	26,981
Total Expenditures:	351,080	4,864,416	425,912	2,857,844
Excess (deficiency) of revenues over expenditures	(5,479)	179,462	(14,634)	(72,915)
Other financing sources (uses):				
Transfers in	-	-	-	-
Transfers out	-	-	-	-
Refunding debt Issued	-	-	-	-
(Discount)/Premium 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	(5,479)	179,462	(14,634)	(72,915)
Fund balances, beginning of year	41,340	4,229,742	39,692	790,154
Fund balance, end of period	35,860	4,409,204	25,058	717,239

Northern Palm Beach County Improvement District
Statement of Revenues and Expenditures - Combining Debt Service Funds (Cash basis)
From 10/1/2025 Through 9/30/2026

(In Whole Numbers)

	Unit 9B	Unit 16	Unit 27B	Unit 43
Revenues:				
Non-ad valorem assessments	1,250,616	283,491	222,280	1,206,312
Intergovernmental revenues	-	-	-	-
Investment income	54,409	6,493	5,162	32,547
Miscellaneous	-	-	-	-
Total Revenues:	1,305,025	289,984	227,442	1,238,858
Expenditures:				
Principal	1,175,000	250,000	200,000	1,075,000
Interest	162,875	46,634	29,253	170,004
Debt issuance costs	-	-	-	-
Advance Refunding escrow agent	-	-	-	-
Other	12,393	2,806	2,210	11,901
Total Expenditures:	1,350,268	299,439	231,463	1,256,905
Excess (deficiency) of revenues over expenditures	(45,243)	(9,455)	(4,020)	(18,047)
Other financing sources (uses):				
Transfers in	-	-	-	-
Transfers out	-	-	-	-
Refunding debt Issued	-	-	-	-
(Discount)/Premium 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	(45,243)	(9,455)	(4,020)	(18,047)
Fund balances, beginning of year	851,308	40,587	24,679	532,052
Fund balance, end of period	806,065	31,132	20,658	514,005

Northern Palm Beach County Improvement District
Statement of Revenues and Expenditures - Combining Debt Service Funds (Cash basis)
From 10/1/2025 Through 9/30/2026

(In Whole Numbers)

	Unit 44	Unit 45	Unit 46	Unit 53
Revenues:				
Non-ad valorem assessments	561,596	262,508	768,052	3,324,771
Intergovernmental revenues	-	-	-	-
Investment income	17,577	6,623	41,461	226,364
Miscellaneous	-	-	-	-
Total Revenues:	579,173	269,131	809,513	3,551,135
Expenditures:				
Principal	500,000	210,239	460,000	1,126,300
Interest	72,372	62,989	328,938	2,225,269
Debt issuance costs	-	-	-	514,426
Advance Refunding escrow agent	-	-	-	2,711,430
Other	5,599	2,601	7,544	32,987
Total Expenditures:	577,971	275,829	796,481	6,610,413
Excess (deficiency) of revenues over expenditures	1,202	(6,698)	13,032	(3,059,278)
Other financing sources (uses):				
Transfers in	-	-	-	-
Transfers out	-	-	-	-
Refunding debt Issued	-	-	-	18,910,000
(Discount)/Premium on refunded debt	-	-	-	288,050
Special assessment bond proceeds	-	-	-	-
Payment to refunded bonds escrow agent	-	-	-	-
Payment to Refunded Debt	-	-	-	(18,300,980)
Total Payment to refunded bonds escrow agent	-	-	-	(18,300,980)
Total Other financing sources (uses):	-	-	-	897,070
Net change in fund balance	1,202	(6,698)	13,032	(2,162,208)
Fund balances, beginning of year	202,007	87,008	800,946	5,186,388
Fund balance, end of period	203,209	80,310	813,978	3,024,181

Northern Palm Beach County Improvement District
Statement of Revenues and Expenditures - Combining Capital Project Funds (Cash basis)
From 10/1/2025 Through 9/30/2026

(In Whole Numbers)

	Unit 1	Unit 2C	Unit 5A	Unit 5D
Revenues:				
Intergovernmental revenues	-	-	-	-
Investment income	34,374	10,053	32,945	10,981
Miscellaneous	-	-	-	-
Total Revenues:	34,374	10,053	32,945	10,981
Expenditures:				
Capital outlay	6,169	16,037	1,856,992	-
Principal	-	-	-	-
Interest	-	-	-	-
Debt issuance costs	20,723	-	-	7,380
Total Expenditures:	26,892	16,037	1,856,992	7,380
Excess (deficiency) of revenues over expenditures	7,482	(5,983)	(1,824,047)	3,601
Other financing sources (uses):				
Transfers in	-	-	350,000	-
Transfers out	(1,049)	(7,514)	-	-
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):	1,052,645	(7,514)	350,000	336,336
Net change in fund balance	1,060,127	(13,497)	(1,474,047)	339,938
Fund balances, beginning of year	-	300,360	1,578,150	-
Fund balance, end of period	1,060,127	286,863	104,103	339,938

Northern Palm Beach County Improvement District
Statement of Revenues and Expenditures - Combining Capital Project Funds (Cash basis)
From 10/1/2025 Through 9/30/2026

(In Whole Numbers)

	Unit 7	Unit 15	Unit 16	Unit 18
Revenues:				
Intergovernmental revenues	-	-	-	-
Investment income	36,426	15,573	7,110	16,086
Miscellaneous	-	-	-	-
Total Revenues:	36,426	15,573	7,110	16,086
Expenditures:				
Capital outlay	6,538	3,800	335	447,911
Principal	-	-	-	-
Interest	-	-	-	-
Debt issuance costs	22,003	10,468	-	-
Total Expenditures:	28,540	14,268	335	447,911
Excess (deficiency) of revenues over expenditures	7,885	1,304	6,775	(431,825)
Other financing sources (uses):				
Transfers in	-	-	-	171,000
Transfers out	(1,111)	(6,721)	(475)	-
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):	1,115,511	473,759	(475)	171,000
Net change in fund balance	1,123,396	475,063	6,300	(260,825)
Fund balances, beginning of year	-	-	213,717	666,308
Fund balance, end of period	1,123,396	475,063	220,017	405,483

Northern Palm Beach County Improvement District
Statement of Revenues and Expenditures - Combining Capital Project Funds (Cash basis)
From 10/1/2025 Through 9/30/2026

(In Whole Numbers)

	Unit 21	Unit 24	Unit 25	Unit 53
Revenues:				
Intergovernmental revenues	-	-	-	-
Investment income	5,401	6,940	733	79,097
Miscellaneous	-	-	-	-
Total Revenues:	5,401	6,940	733	79,097
Expenditures:				
Capital outlay	233,975	1,246	243	1,702,897
Principal	-	-	-	-
Interest	-	-	-	-
Debt issuance costs	-	4,317	-	-
Total Expenditures:	233,975	5,564	243	1,702,897
Excess (deficiency) of revenues over expenditures	(228,574)	1,377	489	(1,623,800)
Other financing sources (uses):				
Transfers in	3,000	-	-	-
Transfers out	-	(212)	-	(22,023)
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):	3,000	212,655	-	(22,023)
Net change in fund balance	(225,574)	214,032	489	(1,645,823)
Fund balances, beginning of year	313,763	-	22,141	2,566,921
Fund balance, end of period	88,189	214,032	22,630	921,098

Northern Palm Beach County Improvement District
Statement of Revenues and Expenditures - Combining Capital Project Funds (Cash basis)
From 10/1/2025 Through 9/30/2026

(In Whole Numbers)

	Unit 54
Revenues:	
Intergovernmental revenues	-
Investment income	1,241
Miscellaneous	330
Total Revenues:	<u>1,571</u>
Expenditures:	
Capital outlay	99,655
Principal	-
Interest	-
Debt issuance costs	-
Total Expenditures:	<u>99,655</u>
Excess (deficiency) of revenues over expenditures	<u>(98,084)</u>
Other financing sources (uses):	
Transfers in	-
Transfers out	(51,534)
Capital contributions from landowners	152,059
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):	<u>100,525</u>
Net change in fund balance	2,441
Fund balances, beginning of year	<u>330</u>
Fund balance, end of period	<u><u>2,441</u></u>

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AFFIDAVIT OF PUBLICATION

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Northern Pbc Improv Dist
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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 09/27/2026
WPB palmbeachpost.com 09/27/2026

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

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Legal Clerk

Notary, State of WI, County of Brown

My commission expires

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NOTICE OF ANNUAL MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that in satisfaction of the requirements of Chapter 189.015 (1), Florida Statutes, the following is a list of regular meetings of the Board of Supervisors of Northern Palm Beach County Improvement District, as well as possible additional Board of Supervisors or Committee meetings that may be held between Oct. 1, 2026 and Sept. 30, 2027. 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
10/28/2026, 11/18/2026,
12/16/2026, 01/27/2027,
02/24/2027, 03/24/2027,
04/28/2027, 05/26/2027,
06/23/2027, 07/28/2027,
08/25/2027 and 09/22/2027.

Possible Board of Supervisors or Committee meetings may also be held, on an as-needed basis, on the following dates: 10/14/2026,
01/13/2027, 02/10/2027,
03/10/2027, 04/14/2027,
05/12/2027, 06/09/2027,
07/14/2027, 08/11/2027 and
09/08/2027.

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 27, 2026 12638941

VICKY FELTY
Notary Public
State of Wisconsin