

# NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT



## Annual Financial Report

For The Fiscal Year Ended  
September 30, 2023

359 Hiatt Drive, Palm Beach Gardens, FL  
33418, [www.npbcid.org](http://www.npbcid.org)



**NORTHERN PALM BEACH COUNTY  
IMPROVEMENT DISTRICT  
ANNUAL FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023**

About the Cover

Photographer: Lucas Schaffer, Environmental Manager for Northern Palm Beach County Improvement District  
Subject: Preserve Boardwalk  
Location: Unit of Development No. 27B, Botanica

# NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

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# NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

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## **INTRODUCTORY SECTION**

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# NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

## PRINCIPAL DISTRICT OFFICIALS

SEPTEMBER 30, 2023

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### **Board of Supervisors**

Matthew J. Boykin, CPA	President
L. Marc Cohn	Vice President
Gregory Block	Treasurer
Ellen T. Baker	Secretary
Brian J. LaMotte	Supervisor

### **Executive Director**

C. Danvers Beatty, P.E.

### **Counsel to the District**

Caldwell Pacetti Edwards Schoech & Viator LLP  
West Palm Beach, Florida

### **District Engineer**

Kimberly A. Leser, P.E.

### **Independent Auditor**

Marcum LLP

# NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

## UNITS OF DEVELOPMENT – SEPTEMBER 30, 2023

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UNIT 1	-	Gramercy Park (Cypress Run)	UNIT 21	-	Old Marsh
UNIT 2	-	Frenchman's Creek	UNIT 22	-	Inactive (Western Business Park)
UNIT 2A	-	MacArthur Overlay	UNIT 23	-	The Shores
UNIT 2B	-	Dissolved 06/23/04	UNIT 24	-	Ironhorse
UNIT 2C	-	Alton	UNIT 24A	-	Dissolved 12/19/12
UNIT 3	-	Horseshoe Acres/Square Lake	UNIT 25	-	Inactive (Palm Beach International Raceway)
UNIT 3A	-	Woodbine	UNIT 26	-	Inactive (Eastpointe Lake Sealing Project)
UNIT 4	-	West of Villages of Palm Beach Lakes	UNIT 27	-	Inactive (Jupiter High Tech Park)
UNIT 5	-	Henry Rolf	UNIT 27A	-	Inactive
UNIT 5A	-	Vista Center of Palm Beach	UNIT 27B	-	Botanica
UNIT 5B	-	Baywinds	UNIT 28	-	Inactive (Water Resource Program)
UNIT 5C	-	RiverWalk	UNIT 29	-	North Fork Development
UNIT 5D	-	Andros Isle	UNIT 30	-	Incorporated into Unit 25 07/23/08
UNIT 5E	-	Dissolved 09/28/01	UNIT 31	-	BallenIsles Country Club
UNIT 5F	-	Dissolved 05/27/98	UNIT 32	-	Palm Cove
UNIT 6	-	Dissolved 05/27/98	UNIT 32A	-	Palm Cove Sub-Unit
UNIT 6A	-	Dissolved 12/21/94	UNIT 33	-	Cypress Cove
UNIT 7	-	Dyer Boulevard	UNIT 34	-	Hidden Key
UNIT 7A	-	Inactive (North County PUD)	UNIT 35	-	(not created as yet)
UNIT 8	-	Dissolved 03/28/18	UNIT 36	-	Dissolved 11/16/11
UNIT 8A	-	Dissolved 03/28/18	UNIT 37	-	Dissolved 10/27/99
UNIT 9	-	Admirals Cove West	UNIT 38	-	Harbour Isles
UNIT 9A	-	Abacoa I	UNIT 39	-	Inactive (Mariner's Key)
UNIT 9B	-	Abacoa II	UNIT 40	-	Inactive (Prosperity Bay Village)
UNIT 10	-	Inactive (Caloosa)	UNIT 41	-	Mystic Cove
UNIT 11	-	PGA National	UNIT 42	-	Inactive (Blue Green Enterprises)
UNIT 11A	-	Dissolved 2/22/12	UNIT 43	-	Mirasol
UNIT 12	-	Highland Pines	UNIT 44	-	The Bear's Club
UNIT 12A	-	Gardens Hunt Club Sub-Unit	UNIT 45	-	Paseos
UNIT 13	-	Inactive (Mecca Farms)	UNIT 46	-	Jupiter Country Club
UNIT 14	-	Eastpointe	UNIT 47	-	Jupiter Isles
		14A - 14B	UNIT 47A	-	Dissolved 09/24/03
UNIT 15	-	Villages of Palm Beach Lakes	UNIT 48	-	Dissolved 09/28/05
UNIT 16	-	Palm Beach Park of Commerce	UNIT 49	-	Northern Palm Beach County Business Park
UNIT 16A	-	Inactive (PB Park of Commerce Water & /Sewer Sub-Unit)	UNIT 50	-	Inactive (Balsamo)
UNIT 17	-	Dissolved 3/26/03	UNIT 51	-	Frenchman's Harbor
UNIT 18	-	Ibis Golf & Country Club	UNIT 52	-	Dissolved 02/28/07
UNIT 19	-	Regional Center	UNIT 53	-	Arden
UNIT 19A	-	Irrigation			
UNIT 20	-	Juno Isles			
		20A - 20B - 20C - 20D			

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## **FINANCIAL SECTION**

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**INDEPENDENT AUDITORS' REPORT**

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## INDEPENDENT AUDITORS' REPORT

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

### **Report on the Audit of the Financial Statements**

#### *Opinions*

We have audited the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of the Northern Palm Beach County Improvement District (the "District"), as of and for the fiscal year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, each major fund, and the aggregate remaining fund information of the District, as of September 30, 2023, and the respective changes in financial position, thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

#### *Basis for Opinions*

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*). Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

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

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

### *Auditors' Responsibilities for the Audit of the Financial Statements*

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison schedule on pages 5 through 17 and 47 through 48 be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### ***Supplementary Information***

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The combining nonmajor financial statements, and other supplementary financial data and schedules are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining nonmajor financial statements and other supplementary financial data and schedules are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

### ***Other Information***

Management is responsible for the other information included in the annual report. The other information comprises the introductory section and the other information listed in the table of contents, but does not include the basic financial statements and our auditors' report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

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

In accordance with *Government Auditing Standards*, we have also issued our report dated February 16, 2024 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering District's internal control over financial reporting and compliance.

*Marcum LLP*

West Palm Beach, Florida  
February 16, 2024

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**MANAGEMENT'S DISCUSSION AND ANALYSIS  
(MD&A)**

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## MANAGEMENT’S DISCUSSION AND ANALYSIS

The management of Northern Palm Beach County Improvement District (“Northern” or the “District”) would like to offer the readers of the District’s financial statements this discussion and analysis of the District’s financial activities during the fiscal year that ended on September 30, 2023. We encourage readers to consider the information presented in this discussion and analysis in conjunction with the District’s financial statements, which follow this section.

### FINANCIAL AND DISTRICT HIGHLIGHTS

#### Financial Highlights

- Net position at the end of the fiscal year was approximately \$215,403,000. Of this amount, approximately \$27,276,000 (unrestricted net position) may be used to meet the District’s ongoing operations.
- Total net position of the District decreased by approximately \$4,493,000 at September 30, 2023.
  - Net investment in capital assets increased by approximately \$103,000. This was mainly due to the net increase in drainage improvements and water and sewer improvements in Units of Development 2C, Alton, and 53, Arden.
  - Net position restricted for debt service decreased by approximately \$6,360,000 primarily due to principal payments on outstanding bonds decreasing debt outstanding.
  - Unrestricted net position increased by approximately \$1,765,000 this year mainly due to the accumulation of funds in various special revenue funds for upcoming large projects in the District’s Five Year Capital Improvement Plan.
- The District’s total revenues (on an accrual basis) were approximately \$29,654,000 for the fiscal year ended September 30, 2023. This is an increase of approximately \$3,221,000 or 12% from the prior year and is primarily due to increases in investment earnings and capital contributions from Land Owners. Investment earnings increased by approximately \$1,770,000 primarily because of rising interest rates and the increase in investment diversification during fiscal year 2023. Capital contributions from Land Owners increased by approximately \$1,224,000 because more developer funded projects were completed during the year within Units of Development No. 2C, Alton, 16, Palm Beach Park of Commerce, and 53, Arden, pursuant to funding agreements with the landowners. Operating grants and contributions increased by approximately \$256,000 primarily because of an increase in Alum treatment cost reimbursements from the City of West Palm Beach related to a Sediment Control Plan in Unit of Development 18, Ibis. Also contributing to the increase was approximately \$59,000 received from FEMA for Hurricane Ian costs reimbursement. Capital asset contributions from Land Owners increased by approximately \$126,000 mainly due to the conveyance of certain drainage and right of way improvements to Northern by Hartz of Palm LLC and YTG Palm Beach IG WR, LP, in Unit 16, Palm Beach Park of Commerce.
- Total expenses/outflow for all of the District’s activities were approximately \$34,147,000 for the year. This is a decrease of approximately \$2,551,000 or 7% from the previous year, primarily attributable to a decrease in capital assets contributed to other governments. During the fiscal year ended September 30, 2023, in Unit of Development No. 2C, Alton, and in Unit of Development No. 53, Arden, water and sewer improvements with a value approximating \$3,018,000 were contributed to Palm Beach County Water Utilities and Seacoast Utility Authority, whereas in 2022 similar contributions totaled approximately \$4,925,000. Despite increased prices for contractual services, and increased repairs and maintenance expense, physical environment expenses had an overall net decrease approximating \$352,000 as a result of decreased depreciation expense. A significant amount of roadway and other infrastructure assets had reached their final year of depreciable life in 2022 since they had been originally capitalized in 2002 and were assigned estimated lives of 20 years. Accordingly, no

depreciation was recorded for these assets in 2023 as they were fully depreciated. Interest on long-term debt decreased by approximately \$292,000 primarily because of decreased principal outstanding.

- The District expended approximately \$6,930,000 on capital projects during the year, mainly in Units of Development No. 2C, Alton, and 53, Arden. This is an approximate \$3,983,000 or 36% decrease from the prior year, primarily because of decrease in construction activity in Units of Development No. 2C, Alton, 31, BallenIsles, and 53, Arden. Unit of Development No. 2C is nearing the completion of its Plan of Improvement. The largest capital projects during the fiscal year ended September 30, 2023, were approximately \$3,760,000 for the continued construction of improvements in Unit of Development No. 53, Arden, approximately \$632,000 in Unit of Development No. 16, Palm Beach Park of Commerce, for the extension of Venture Way, approximately \$516,000 for the Avenue of the Masters milling and overlay in Unit of Development No. 11, PGA, approximately \$504,000 for Parcel G and final paving in Unit of Development No. 2C, Alton, and approximately \$169,000 for weir improvements in Unit of Development No. 20, Juno Isles.
- Governmental Accounting Standards Board (GASB) issued Statement No. 75 *Accounting and Financial Reporting by Employers for Postemployment Benefits Other Than Pensions* (OPEB) in June 2015. Northern is required to report the cost of benefits to retired employees during the time of their employment and how those benefits will be funded. Northern hired an actuary to compute the expense and accrued liability for those benefits. The State requires local governments to provide health care insurance to all retirees either funded by the government or by the retiree at the rate that all remaining employees are charged. The rate charged by insurance companies is blended rather than tiered by age. Thus, a retired employee is charged the same rate as a younger employee creating an implicit benefit. This benefit should be expensed, if material, and disclosed in the financial statements. At September 30, 2023, Northern employed 24 people and had no retirees on the health insurance plan. The actuarially determined annual required contribution and expense for fiscal year ended September 30, 2019 under GASB 75 was \$229. The actuarial accrued liability as of September 30, 2019, was \$2,266. There were no changes to the OPEB plan or significant changes to the number of employees or their retirement status this fiscal year. As such, it was determined not to recalculate the contribution, liability, and expense for the fiscal year ended September 30, 2023 since any changes would be minimal. Since these amounts are not material, the District will not present them in the financial statements or the notes.

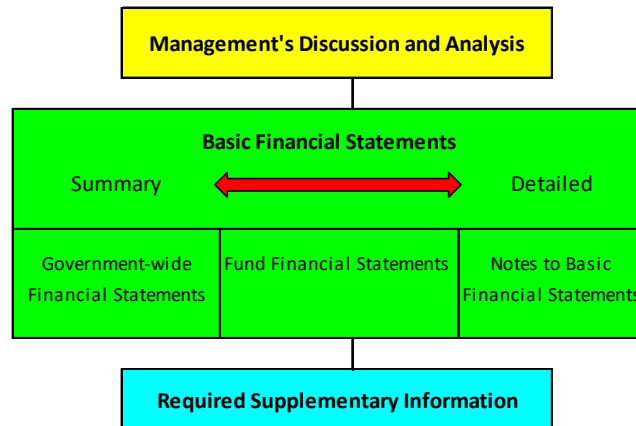
## USING THIS ANNUAL REPORT

This discussion and analysis is intended to serve as an introduction to Northern Palm Beach County Improvement District's basic financial statements. The District's basic financial statements provide information on both the District as a whole (government-wide) and on the individual major funds. The District's annual report consists of *three sections: the introductory section, the financial section* which includes management's discussion and analysis (this section), the basic financial statements, required supplementary information, and an optional section that presents the combining statements for nonmajor governmental funds and other financial data and schedules and *the reporting section*. The basic financial statements themselves consist of three components: government-wide financial statements, fund financial statements and notes to basic financial statements. These statements present different views of the District:

- The first two statements are ***government-wide financial statements*** that provide both long-term and short-term information about the District's *overall* financial status. This statement format combines and consolidates the governmental funds' current financial resources (short-term spendable resources) with capital assets (including infrastructure) and long-term obligations.
- The ***fund financial statements*** focus on individual parts of the District, reporting the District's operations in *more detail* than the government-wide statements. This is the manner in which the budget is typically developed. Funds are established for various purposes and the fund financial statements allow the demonstration of sources and uses of liquid resources.
- The financial statements also include ***notes*** that explain some of the information in the financial statements and provide more detailed data.

Figure A-1 shows how the required parts of the basic financial statements are arranged and relate to one another. In addition to these required elements, we have included a section with combining statements that provide details about our nonmajor governmental funds, each of which are added together and presented in single columns in the basic financial statements.

**Figure A-1  
Required Components of Northern Palm Beach County Improvement  
District’s Basic Financial Statements**



**Government-wide Financial Statements**

The government-wide statements report information about the District as a whole using accounting methods similar to those used by private-sector companies. The statement of net position includes *all* of the District’s assets, deferred outflows of resources and liabilities. All of the current year’s revenues and expenses are accounted for in the statement of activities regardless of when cash is received or paid.

The statement of net position presents information on all of the District’s assets, deferred outflows of resources, and liabilities, with the difference reported as net position. Over time, increases or decreases in net position may serve as an indicator of whether the financial position of the District is improving or deteriorating. The District’s policy is to construct capital improvements for landowners and as they are completed, donate some of those improvements to other governments as a part of a Unit of Development’s Plan of Improvement. As a result, the District’s net position may have significant swings due solely to the amount of capital assets donated during a fiscal year. Other non-financial factors should be considered as well, such as the condition of the District’s capital assets (canals, roads, pump stations, etc.) to assess the overall health of the District.

The statement of activities presents information showing how the government’s net position changed during the fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The Government-wide Financial Statements can be found on pages 18 - 19 of this report.

## **Fund Financial Statements**

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate legal compliance with finance-related legal requirements. The District's funds are all categorized as governmental funds.

The District's basic services are reported in governmental funds, which focus on how money flows into and out of those funds and the balances left at year-end that are available for spending. These funds are reported using an accounting method called *modified accrual* accounting, which measures cash and all other financial assets that can readily be converted to cash. The governmental fund statements provide a short-term view of the District's operations and the basic services it provides. Governmental fund information helps the reader determine whether there are more or fewer financial resources that can be spent in the near future to finance the District's programs. The differences between government-wide activities (reported in the statement of net position and the statement of activities) and governmental funds are reconciled on separate schedules.

The District's governmental funds are further divided into three fund types: special revenue funds, debt service funds and capital project funds.

**Special revenue funds** generally account for the maintenance activities in the various Units of Development. Restricted revenues mainly come from special assessments, interest earnings and loan proceeds. Expenditures are for maintenance activities in established Units of Development. These expenditures are typically for canal and lake maintenance, mowing, chemical weed control, road maintenance and repair projects.

**Debt service funds** account for the debt service for bonds and notes of the District. Generally the debt accounted for in these funds is from larger capital projects. Revenues are from special assessments, new or refunded debt and interest earnings. Expenditures are for debt service, trustee fees and refunding costs.

**Capital project funds** account for the larger construction projects in various Units of Development. These projects typically span multiple years and run concurrent with a Unit of Development's Plan of Improvement. Revenues are from debt issuance or landowner contributions and interest earnings. Expenditures are for capital outlay.

The District maintains 66 individual governmental funds: 47 special revenue funds, 13 debt service funds, 5 capital project funds and the general fund. Some funds are required by State law, however, the District establishes many other funds to help it control and manage money for particular purposes or to show that it is meeting its legal responsibilities for using certain taxes and other monies. The fund financial statements provide detailed information about *the most significant funds* (major funds), not the District as a whole. Accordingly, three major funds, in addition to the general fund, are reported individually in the governmental funds balance sheet and statement of revenues, expenditures and changes in fund balances. The remaining governmental funds (nonmajor funds) are reported in these statements as a combined total.

The Fund Financial Statements and reconciliations can be found on pages 20 - 23 of this report.

## **Notes to Basic Financial Statements**

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

Notes to the financial statements can be found on pages 24 - 46 of this report.

## **Other Information**

In addition to the basic financial statements and accompanying notes, this report also includes required supplementary information, combining nonmajor financial statements (supplementary information), as well as other supplementary financial data, schedules, and other information which can be found on pages 47 through 90 of this report.

## **Capital Assets**

### ***Infrastructure Assets***

Historically, a government's largest group of assets, infrastructure, (roads, water control structures, surface water management systems, etc.) have not been reported nor depreciated in governmental fund financial statements. GASB Statement No. 34, as amended, requires that these assets be valued and reported within the governmental activities column of the government-wide statements. Additionally, the government must elect to either (a) depreciate these assets over the estimated useful life or (b) develop a system of asset management designed to maintain the service delivery potential to near perpetuity. The District utilizes the depreciation method.

### ***Intangible Assets***

Northern is required to track and capitalize the cost of intangible assets including software and easements. The cost of software has always been captured in machinery and equipment when purchased. Northern obtains easements over property for various reasons ranging from road rights-of-way to access easements to cross property to maintain our assets, to flowage easements to move stormwater across lakes. The most frequent easement obtained by Northern is an access easement to maintain District assets. The value that is assigned to the right (easement) is the fair value based on the average cost per acre of surrounding property. Northern has established that the threshold for capitalizing the cost of the easement on the financial statements is \$50,000. No easements met the threshold for fiscal year ended September 30, 2023.

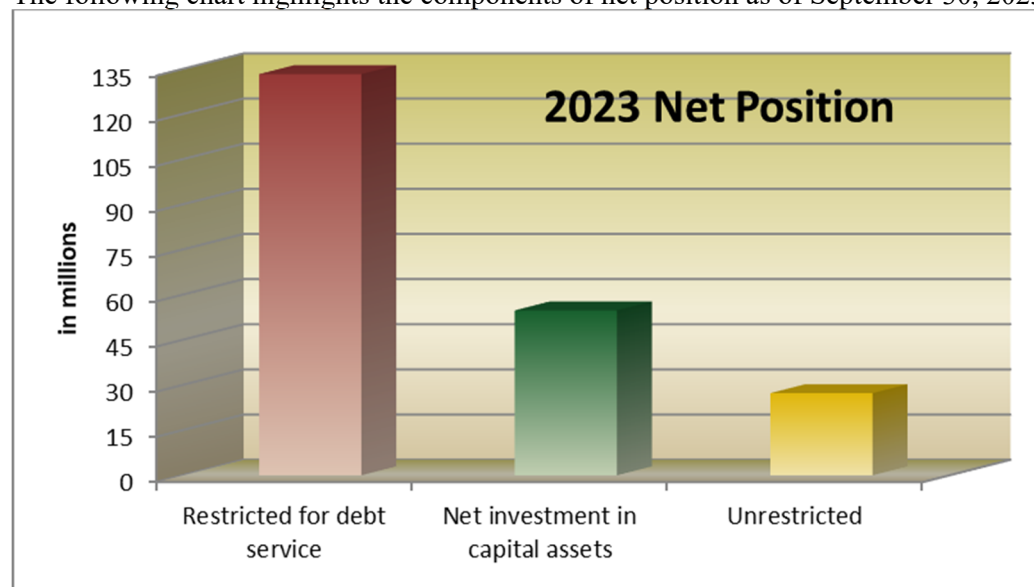
## **FINANCIAL ANALYSIS OF THE DISTRICT AS A WHOLE**

### **Net Position**

The District's net position decreased by 2.0% and was \$215,403,371 and \$219,895,988 as of September 30, 2023 and 2022, respectively. Assets decreased by 3.5% in part due the reduction in assessments receivable as a result of collections that are used for scheduled debt service payments on outstanding debt reducing the amount of debt outstanding and the corresponding assessments receivable to pay off that debt. Also, cash and cash equivalents decreased by approximately \$342,000, or 0.6%, and investments decreased by approximately \$751,000, or 48.6%. This reduction in the amount of cash and cash equivalents along with investments was primarily the result of cash outlays for capital asset construction during the year in Units 2C (Alton), 11 (PGA), 16 (Palm Beach Park of Commerce), 20 (Juno Isles), and 53 (Arden). Capital assets not being depreciated decreased by approximately 1.8% due to the transfer of completed construction in progress to various capital assets being depreciated. Capital assets being depreciated, net, decreased due to the fiscal year depreciation expense plus the value of assets given to other governments exceeding the amount of additions in fiscal year 2023. Total liabilities decreased by 5.5% due to a decrease in long-term obligations at year end. The largest change in liabilities was a decrease of approximately \$10,713,000, or 6.2%, in long-term obligations due in more than one year, due to scheduled debt service payments.

The largest portion of the District's net position (\$133,346,298 or 61.9%) represents net position restricted for debt service. An additional portion of the District's net position (\$54,780,777 or 25.4%) represents investment in capital assets (infrastructure, buildings, machinery and equipment, etc.) less any related outstanding debt and deferred outflows of resources used to acquire or construct those assets. The District uses capital assets to provide services to its residents; accordingly, these assets are not available for future spending. The remaining unrestricted net position (\$27,276,296) may be used to meet the District's ongoing operations.

The following chart highlights the components of net position as of September 30, 2023:



The following table summarizes the statement of net position as of September 30, 2023 and September 30, 2022:

	<u>2023</u>	<u>2022</u>	<u>Dollar Difference</u>	<u>Percentage Change</u>
<b>ASSETS</b>				
Cash and cash equivalents	\$ 52,634,657	\$ 52,977,067	\$ (342,410)	-0.6%
Investments	793,800	1,545,296	(751,496)	-48.6%
Receivables	173,406,880	183,519,634	(10,112,754)	-5.5%
Prepaid items	149,875	171,460	(21,585)	-12.6%
Capital assets not being depreciated	42,681,934	43,456,036	(774,102)	-1.8%
Capital assets being depreciated, net	117,590,175	119,482,965	(1,892,790)	-1.6%
<b>Total assets</b>	<b>387,257,321</b>	<b>401,152,458</b>	<b>(13,895,137)</b>	<b>-3.5%</b>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>				
Deferred amount on refunding	4,800,520	5,657,883	(857,363)	-15.2%
<b>LIABILITIES</b>				
Accounts payable	1,021,739	836,919	184,820	22.1%
Contracts and retainage payable	531,796	720,173	(188,377)	-26.2%
Advances from landowners	256,421	221,907	34,514	15.6%
Accrued interest payable	1,225,873	1,286,866	(60,993)	-4.7%
Unearned revenue	121,604	129,920	(8,316)	-6.4%
Long-term obligations:				
Due within one year	10,824,560	10,332,644	491,916	4.8%
Due in more than one year	162,672,477	173,385,924	(10,713,447)	-6.2%
<b>Total liabilities</b>	<b>176,654,470</b>	<b>186,914,353</b>	<b>(10,259,883)</b>	<b>-5.5%</b>
<b>NET POSITION</b>				
Net investment in capital assets	54,780,777	54,677,549	103,228	0.2%
Restricted for debt service	133,346,298	139,706,724	(6,360,426)	-4.6%
Unrestricted	27,276,296	25,511,715	1,764,581	6.9%
<b>Total net position</b>	<b>\$ 215,403,371</b>	<b>\$ 219,895,988</b>	<b>\$ (4,492,617)</b>	<b>-2.0%</b>



## **Changes in Net Position**

The following table highlights the changes in net position for the fiscal years ended September 30, 2023 and September 30, 2022:

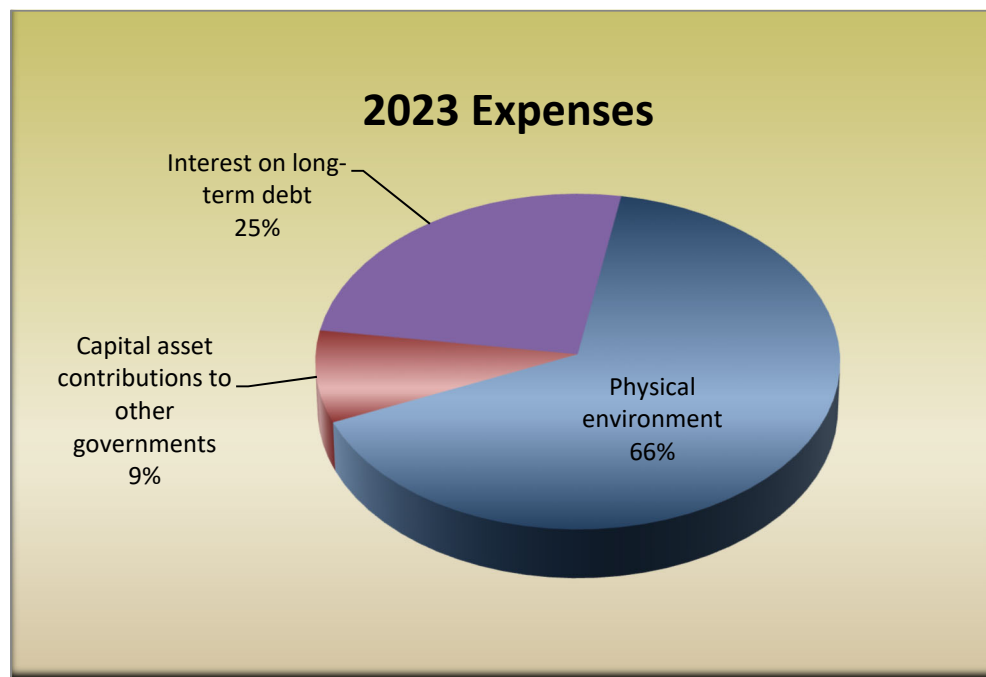
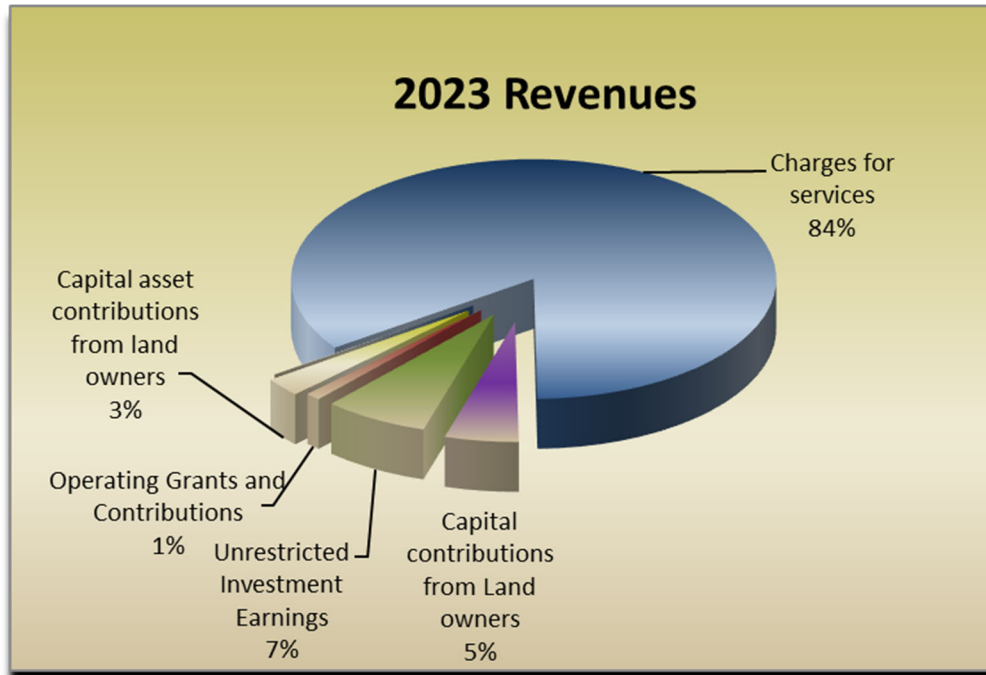
	<u>2023</u>	<u>2022</u>	<u>Dollar Difference</u>	<u>Percentage Change</u>
Revenues:				
Program revenues				
Charges for services	\$ 25,051,183	\$ 25,194,823	\$ (143,640)	-1%
Capital contributions from Land Owners	1,458,879	234,592	1,224,287	522%
Operating Grants and Contributions	298,274	42,496	255,778	602%
General revenues				
Investment earnings	2,073,610	303,860	1,769,750	582%
Gain on disposal of capital assets	17,344	28,976	(11,632)	-40%
Capital asset contributions from Land Owners	754,900	628,759	126,141	20%
<b>Total revenues</b>	<b>29,654,190</b>	<b>26,433,506</b>	<b>3,220,684</b>	<b>12%</b>
Program expenses:				
Physical environment	22,428,780	22,780,528	(351,748)	-2%
Interest on long-term debt	8,700,366	8,992,712	(292,346)	-3%
Capital asset contributions to other governments	3,017,661	4,925,066	(1,907,405)	-39%
<b>Total expenses</b>	<b>34,146,807</b>	<b>36,698,306</b>	<b>(2,551,499)</b>	<b>-7%</b>
Change in net position	(4,492,617)	(10,264,800)	5,772,183	-56%
Net position, beginning of year	219,895,988	230,160,788	(10,264,800)	-4%
Net position, end of year	\$ 215,403,371	\$ 219,895,988	\$ (4,492,617)	-2%

The District's total revenues (including general revenues) increased by approximately \$3,221,000 or 12% from 2022 to 2023. The largest component of the increase was investment earnings which rose approximately \$1,770,000 or 582% as a result of rising interest rates and increased diversification of investment holdings. Capital contributions from Land Owners increased by approximately \$1,224,000 or 522% primarily because there was more developer funded construction of infrastructure improvements within Units of Development No. 2C, Alton, 16, Palm Beach Park of Commerce, and 53, Arden, pursuant to funding agreements with the landowners. Operating Grants and Contributions increased by approximately \$256,000 or 602% primarily because of an increase in Alum treatment cost reimbursements from the City of West Palm Beach related to a Sediment Control Plan in Unit of Development 18, Ibis. Also contributing to the increase was approximately \$59,000 received from FEMA for Hurricane Ian cost reimbursement. Capital asset contributions from Land Owners increased by approximately \$126,000 mainly due to the conveyance of certain drainage and right of way improvements to Northern by Hartz of Palm LLC and YTG Palm Beach IG WR, LP, in Unit 16, Palm Beach Park of Commerce.

Total expenses decreased by approximately \$2,551,000 or 7% from 2022 to 2023 primarily due to a decrease in capital assets contributed to other governments. During the fiscal year ended September 30, 2023, in Unit of Development No. 2C, Alton, and in Unit of Development No. 53, Arden, water and sewer improvements with a value approximating \$3,018,000 were contributed to Palm Beach County Water Utilities and Seacoast Utility Authority, whereas in 2022 similar contributions totaled approximately \$4,925,000. The approximate \$352,000 or 2% decrease in Physical environment expenses from 2022 to 2023 is primarily attributable to decreased depreciation expense. A significant amount of roadway and other infrastructure assets had reached their final year of depreciable life in 2022 since they had been

originally capitalized in 2002 and were assigned estimated lives of 20 years. Accordingly, no depreciation was recorded for these assets in 2023 as they were fully depreciated.

The following graphs present the revenues and expenses for the fiscal year:



## **FINANCIAL ANALYSIS OF THE DISTRICT'S FUNDS**

As noted earlier, Northern Palm Beach County Improvement District uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements as well as control and manage resources for specific purposes. The following is a discussion of the major funds of the District for fiscal year ended September 30, 2023 compared to the fiscal year ended September 30, 2022.

The general fund is the primary fund for tracking administrative and operation costs associated with the daily management of the District. Unassigned fund balance in the general fund was approximately \$1,184,000 at September 30, 2023. This is an increase of approximately \$154,000 is primarily attributable to a planned accumulation of funds for future major building repairs to the Emergency Operations Center, such as a roof replacement.

The debt service fund for Unit of Development No. 2C, Alton, had an approximate \$372,000 increase in fund balance primarily as a result of favorable interest earnings. The debt service fund for Unit of Development No. 53, Arden, had an approximate \$224,000 increase in fund balance primarily due to interest income. The fund balance of the capital projects fund for Unit of Development No. 53, Arden, decreased by approximately \$3,629,000 due to capital outlay related to the construction of Unit of Development No. 53, Arden's Plan of Improvements.

## **BUDGETARY HIGHLIGHTS**

The District adopted the fiscal year 2022/2023 budget on August 24, 2022. There were no budget amendments made to the budget. Total expenditures budgeted in the general fund for the fiscal year ended September 30, 2023 were approximately \$4,933,000, with planned funding entirely through operating transfers from other funds.

As presented in the Budgetary Comparison Schedule, the total of revenues and other financing sources budgeted for the general fund was approximately \$5,038,000, solely from transfers in. "Transfers in" reimburse the general fund for expenditures incurred within the general fund. Actual transfers in was approximately \$428,000 less than budgeted due to savings in the general fund expenditures which required less funds transferred in from other funds.

Total budgeted expenditures in the general fund were approximately \$4,933,000. Actual expenditures were approximately \$410,000 less than budget primarily due to favorable variances in salaries, engineering, health insurance, and retirement contributions. The favorable budget variances in salaries was primarily a result of changes after the retirement of long time employees and some staff positions that were vacant during a part of the year. Health insurance premiums did not increase as anticipated. The favorable variance in retirement contributions is correlated with the salaries budget variance. Engineering expenses were less than budget because of changing the services of District Engineer in-house during fiscal year 2022.

## **CAPITAL ASSETS AND DEBT ADMINISTRATION**

### **Capital Assets**

At the beginning of the fiscal year ended September 30, 2023, the District had \$162,939,002, net of accumulated depreciation, invested in a broad range of capital assets, including land, surface water management systems, roadway improvements, etc. A net decrease of \$2,666,893 decreased the total to \$160,272,109, net of accumulated depreciation, by the end of the fiscal year. The components of the change in capital assets included \$7,685,049 of additions during fiscal year 2023, comprised of construction, land, machinery and equipment, \$3,102,424 in dispositions, and depreciation expense of \$7,334,235.

The more significant changes to capital assets included the following:

- Unit of Development No. 1, Gramercy Park (Cypress Run) - Capital outlay totaling approximately \$32,000 included three new access gates.
- Unit of Development No. 2C, Alton - Three aerators totaling \$64,500 were conveyed to the District for ownership, operation and maintenance by the Alton Property Owner Association (POA). However, an amendment to the maintenance agreement between the POA and the District requires the POA to continue to be responsible for the electrical power of the aerators and fountains. Water and sewer improvements totaling approximately \$856,000 were conveyed to Seacoast Utility Authority for ownership, operation and maintenance. Capital asset additions also included expenditures approximating \$439,000 for Parcel G Improvements and Phase 2 final asphalt along with paving markings.
- Unit of Development No. 3, Horseshoe Acres/Square Lake - Capital outlay totaling approximately \$91,000 included the purchase and installation of four new aerators.
- Unit of Development No. 4, West of Villages of Palm Beach Lakes - Capital asset additions totaling approximately \$87,000 included the purchase and installation of three new aerators, and a new access gate.
- Unit of Development No. 5, Henry Rolf - Capital outlay totaling approximately \$53,000 included 2 new access gates and the Vista Parkway culvert repair and replacement project.
- Unit of Development No. 9A, Abacoa I - Three pedestrian access gates totaling \$5,000 were conveyed to the District for ownership, operation and maintenance by Workplace Florida, Ltd. Capital asset additions also approximately \$60,000 included the purchase and installation of three new aerators.
- Unit of Development No. 9B, Abacoa II - Capital asset additions totaling approximately \$50,000 included the purchase and installation of three new aerators.
- Unit of Development No. 11, PGA National - Capital asset additions totaling approximately \$645,000 included the Avenue of Masters milling and overlay, Ryder Cup Boulevard pedestrian crossings. It also included the purchase of two new aerators and electrical conversions for three aerators.
- Unit of Development No. 15, villages of Palm Beach Lakes - Capital asset additions totaling approximately \$56,000 included the purchase and installation of three new aerators.
- Unit of Development No. 16, Palm Beach Park of Commerce - Storm drainage and right of way improvements totaling \$685,400 were conveyed to the District for ownership, operation and maintenance. The conveyed assets were comprised of \$531,587 from Hartz of Palm, LLC, and \$153,813 from YTG Palm Beach IG NR, LP. Capital asset additions also included approximately \$733,000 for civil engineering related to Venture Way.
- Unit of Development No. 18, Ibis - Capital asset additions totaling approximately \$33,000 included telemetry dock repairs.
- Unit of Development No. 19, Regional Center - Capital asset additions totaling approximately \$84,000 included the purchase and installation of four new aerators.
- Unit of Development No. 19A, Irrigation - Capital asset additions totaling approximately \$64,000 included the purchase and installation of three new aerators.
- Unit of Development No. 20, Juno Isles – Capital asset additions totaling approximately \$219,000 included improvements to the Juno Isles weir.
- Unit of Development No. 31, Ballen Isles Country Club - Capital asset additions totaling approximately \$127,000 included the purchase and installation of four new aerators, and power conversions to two existing aerators.

- Unit of Development No. 43, Mirasol - Capital asset additions totaling approximately \$27,000 included the purchase and installation of three new aerators.
- Unit of Development No. 53, Arden - Capital asset additions totaling approximately \$3,758,000 included Parcels G, H, I, J improvements. Water and sewer improvements totaling approximately \$2,162,000 were conveyed to Palm Beach County Water Utilities for ownership, operation and maintenance.
- General Fund - Capital asset additions totaling approximately \$158,000 included the purchase of two new trucks, replacement computers, and parts for the fuel dispenser.

The following table summarizes the District’s capital assets, net of accumulated depreciation, for the fiscal years ended September 30, 2023 and September 30, 2022:

	2023	2022
Land	\$ 20,417,218	\$ 20,417,218
Lakes and canal improvements	11,073,524	11,073,524
Preserve improvements	8,985,296	8,985,296
Construction in progress	2,205,896	2,979,999
Buildings and improvements	3,449,382	3,916,489
Parks and facilities	2,958,462	3,224,178
Machinery and equipment	2,001,165	1,890,590
Roadway improvements	35,287,459	38,340,380
Storm water pump stations	2,224,021	2,344,276
Surface water management system	44,496,005	44,206,637
Water control structures	7,425,512	7,507,759
Water, sewer and irrigation facilities	19,748,169	18,052,656
Total Capital Assets, net	\$ 160,272,109	\$ 162,939,002

Additional information on the District’s capital assets can be found in Note 3 on page 37 of this report.

### **Debt**

The District’s total outstanding debt in bonds and notes, net of bond premiums and discount, was \$173,045,879 and \$183,217,729 for the fiscal years ended September 30, 2023 and 2022, respectively.

Additional information on the District’s long-term debt can be found in Note 4 on pages 38 - 43 of this report.

### **ECONOMIC FACTORS AND NEXT YEAR’S BUDGETS AND RATES**

The following highlights for Special Revenue Funds were considered in creating the fiscal year 2023/2024 budget:

- Unit of Development No. 2 – One new aerator.
- Unit of Development No. 2C – Culvert inspections, dog park structures (2), one new aerator.
- Unit of Development No. 3 – Two new aerators.
- Unit of Development No. 3A – Heavy cleaning of culverts, one new aerator.
- Unit of Development No. 4 – Culvert repair/replacement, three new aerators.

- Unit of Development No. 5 – Culvert cleaning and restoration.
- Unit of Development No. 5A – Roadway catch basin cleaning and inspection.
- Unit of Development No. 5B – Pump station site enhancements.
- Unit of Development No. 5C – Dock repair.
- Unit of Development No. 5D – Fuel polisher for fuel tank.
- Unit of Development No. 9 – Culvert cleaning.
- Unit of Development No. 9A and 9B – Culvert cleaning and restoration, construct aluminum catwalk for RTU access, four new aerators, preserve structures repair and replacement.
- Unit of Development No. 11 – Sidewalk and sign repairs, engineering design of multiple projects, lake interconnect culvert rehabilitation, catch basins inspections and cleaning, inner berm repair, fuel polisher for fuel tank.
- Unit of Development No. 12 – New access gate.
- Unit of Development No. 14 – One new aerator, culvert cleaning, fuel polisher for fuel tank.
- Unit of Development No. 15 – Weir W3 and W4 replacements, guard rail at Brandywine Curve, four new aerators.
- Unit of Development No. 16 – Drainage improvements, catch basin cleaning, internal roadway maintenance and overlay.
- Unit of Development No. 18 – Alum application treatment project, BioNest biological weed control, telemetry upgrade enhancements, road and sidewalk improvements, catch basin cleaning, fuel polisher for fuel tank.
- Unit of Development No. 19 - Four new aerators, two new access gates.
- Unit of Development No. 20 – Boat ramp for maintenance access.
- Unit of Development No. 21 – Culvert cleaning.
- Unit of Development No. 23 - Culvert cleaning.
- Unit of Development No. 24 - Culvert inspections, Australian pine removal, new pump station control panels, fuel polisher for fuel tank.
- Unit of Development No. 31 – Culvert repair and cleaning, catch basin cleaning, construct aluminum catwalk for RTU access, V weir replacement, six new aerators.
- Unit of Development No. 32 – Outfall canal excavation.
- Unit of Development No. 34 – Road and sidewalk repairs, new plantings, catch basin cleaning.
- Unit of Development No. 38 - Catch basin cleaning.
- Unit of Development No. 43 –New garage door / lift repair.
- Unit of Development No. 44 – Culvert inspections, catch basin cleaning.
- Unit of Development No. 45 – Preserve structures repair and replacements, tree damage mitigation – sidewalks and curbs.
- Unit of Development No. 47 – Catch basin cleaning.
- Unit of Development No. 53 – Culvert inspections.
- Unit of Development – Administration and Operations- New plantings, computer upgrades and replacements, EOC diesel fuel dispenser replacement, vehicle purchase/replacement, EOC building roof replacement.



## **CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT**

This financial report is designed to provide our readers with a general overview of the District's finances and to demonstrate the District's accountability for the money it receives. If you have questions about this report or need additional financial information, contact the District's Executive Director, C. Danvers Beatty, 359 Hiatt Drive, Palm Beach Gardens, Florida 33418.

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## **BASIC FINANCIAL STATEMENTS**

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**NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT**

**STATEMENT OF NET POSITION**

**SEPTEMBER 30, 2023**

<b>Assets</b>	
Cash and cash equivalents	\$ 52,634,657
Investments	793,800
Receivables	173,406,880
Prepaid items	149,875
Capital assets not being depreciated	42,681,934
Capital assets being depreciated, net	<u>117,590,175</u>
<b>Total Assets</b>	<u>387,257,321</u>
 <b>Deferred Outflows Of Resources</b>	
Deferred amount on refunding	<u>4,800,520</u>
<b>Total Assets And Deferred Outflows Of Resources</b>	<u>392,057,841</u>
 <b>Liabilities</b>	
Accounts payable	1,021,739
Contracts and retainage payable	531,796
Advances from landowners	256,421
Accrued interest payable	1,225,873
Unearned revenue	121,604
Long-term obligations:	
Due within one year	10,824,560
Due in more than one year	<u>162,672,477</u>
<b>Total Liabilities</b>	<u>176,654,470</u>
 <b>Net Position</b>	
Net investment in capital assets	54,780,777
Restricted for debt service	133,346,298
Unrestricted	<u>27,276,296</u>
<b>Total Net Position</b>	<u>\$ 215,403,371</u>

See notes to basic financial statements.

# NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

## STATEMENT OF ACTIVITIES

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

<u>Function/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u>			<u>Net (Expense) Revenue and Changes in Net Position</u>
		<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	<u>Capital Contributions from Land Owners</u>	
<b>Governmental Activities:</b>					
Physical environment	\$ 22,428,780	\$ 25,051,183	\$ 298,274	\$ 1,458,879	\$ 4,379,556
Interest on long-term debt	<u>8,700,366</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(8,700,366)</u>
<b>Total Governmental Activities</b>	<u>\$ 31,129,146</u>	<u>\$ 25,051,183</u>	<u>\$ 298,274</u>	<u>\$ 1,458,879</u>	<u>(4,320,810)</u>
<b>General Revenues</b>					
Unrestricted investment earnings					2,073,610
Gain on disposition of capital assets					17,344
Capital asset contributions to other governments					(3,017,661)
Capital asset contributions from land owners					754,900
Total General Revenues					<u>(171,807)</u>
<b>Change in Net Position</b>					(4,492,617)
<b>Net Position - Beginning of Year</b>					<u>219,895,988</u>
<b>Net Position - End of Year</b>					<u>\$ 215,403,371</u>

See notes to basic financial statements.

# NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

## BALANCE SHEET GOVERNMENTAL FUNDS

SEPTEMBER 30, 2023

	Major Funds				Nonmajor Governmental Funds	Total Governmental Funds
	General	Debt Service 2C	Debt Service 53	Capital Projects 53		
<b>Assets</b>						
Cash and cash equivalents	\$ 1,347,072	\$ 7,427,240	\$ 4,795,967	\$ 1,873,350	\$ 37,191,028	\$ 52,634,657
Investments	-	793,800	-	-	-	793,800
Receivables:						
Assessments	57,405	73,250,000	43,105,000	-	56,712,443	173,124,848
Interest	-	21,477	14,031	9,487	6,368	51,363
Accounts	-	28,085	16,032	-	186,552	230,669
Prepaid items	10,563	-	-	-	-	10,563
<b>Total Assets</b>	<b><u>\$ 1,415,040</u></b>	<b><u>\$ 81,520,602</u></b>	<b><u>\$ 47,931,030</u></b>	<b><u>\$ 1,882,837</u></b>	<b><u>\$ 94,096,391</u></b>	<b><u>\$ 226,845,900</u></b>
<b>Liabilities, Deferred Inflows of Resources and Fund Balances</b>						
<b>Liabilities</b>						
Accounts payable	\$ 162,640	\$ -	\$ -	\$ 3,799	\$ 855,300	\$ 1,021,739
Contracts and retainage payable	-	-	-	-	531,796	531,796
Advances from landowners	-	-	-	-	256,421	256,421
Unearned revenue	-	-	-	-	121,604	121,604
<b>Total Liabilities</b>	<b><u>162,640</u></b>	<b><u>-</u></b>	<b><u>-</u></b>	<b><u>3,799</u></b>	<b><u>1,765,121</u></b>	<b><u>1,931,560</u></b>
<b>Deferred Inflows of Resources</b>						
Unavailable revenue - special assessments	57,405	73,250,000	43,105,000	-	56,712,443	173,124,848
<b>Total liabilities and deferred inflows of resources</b>	<b><u>220,045</u></b>	<b><u>73,250,000</u></b>	<b><u>43,105,000</u></b>	<b><u>3,799</u></b>	<b><u>58,477,564</u></b>	<b><u>175,056,408</u></b>
<b>Fund Balances</b>						
Non-spendable	10,563	-	-	-	-	10,563
Restricted	-	8,270,602	4,826,030	1,879,038	9,225,680	24,201,350
Committed	-	-	-	-	26,393,147	26,393,147
Unassigned	1,184,432	-	-	-	-	1,184,432
<b>Total Fund Balances</b>	<b><u>1,194,995</u></b>	<b><u>8,270,602</u></b>	<b><u>4,826,030</u></b>	<b><u>1,879,038</u></b>	<b><u>35,618,827</u></b>	<b><u>51,789,492</u></b>
<b>Total Liabilities, Deferred Inflows of Resources and Fund Balances</b>	<b><u>\$ 1,415,040</u></b>	<b><u>\$ 81,520,602</u></b>	<b><u>\$ 47,931,030</u></b>	<b><u>\$ 1,882,837</u></b>	<b><u>\$ 94,096,391</u></b>	<b><u>\$ 226,845,900</u></b>

See notes to basic financial statements.

**NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT**  
**RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET**  
**TO THE STATEMENT OF NET POSITION**

**SEPTEMBER 30, 2023**

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<b>Total Governmental Fund Balances (Page 20)</b>	<b>\$</b>	<b>51,789,492</b>
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Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and therefore are not reported in the governmental funds:

Cost of assets	\$ 300,643,571	
Accumulated depreciation	<u>(140,371,462)</u>	160,272,109

The focus of governmental funds is on short-term financing, some assets will not be available to pay for current-period expenditures. Those assets (assessments receivable) are offset by deferred inflow in the governmental funds and thus are not included in fund balance:

Adjustment of deferred inflows - unavailable revenue		173,124,848
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Long-term liabilities, including notes and bonds payable, are not due and payable in the current period and therefore are not reported in the funds. The amount borrowed is received in the governmental funds and increases fund balance, whereas the amount escrowed for payment of the old debt reduces fund balance. The difference between those amounts as well as the bond insurance costs will be amortized as an adjustment of interest expense in the statement of activities over the remaining life of the refunded debt. Balances at year-end consist of:

Bonds and notes payable	(173,045,879)	
Less unamortized deferred amount on refunding	4,800,520	
Less unamortized bond costs (insurance)	139,312	
Accrued interest payable on long-term debt	(1,225,873)	
Compensated absences	(451,158)	(169,783,078)

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<b>Total Net Position (Page 18)</b>	<b>\$</b>	<b>215,403,371</b>
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# NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

## STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES GOVERNMENTAL FUNDS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

	Major Funds				Nonmajor Governmental Funds	Total Governmental Funds
	General	Debt Service 2C	Debt Service 53	Capital Projects 53		
<b>Revenues</b>						
Non-ad valorem assessments	\$ -	\$ 5,402,382	\$ 3,089,974	\$ -	\$ 26,355,733	\$ 34,848,089
Intergovernmental revenues	-	-	-	-	298,274	298,274
Capital contributions from landowners	-	-	-	-	1,458,879	1,458,879
Investment income	24,534	394,508	230,344	151,597	1,272,627	2,073,610
Miscellaneous	24,502	-	-	-	309,546	334,048
<b>Total Revenues</b>	<u>49,036</u>	<u>5,796,890</u>	<u>3,320,318</u>	<u>151,597</u>	<u>29,695,059</u>	<u>39,012,900</u>
<b>Expenditures</b>						
Current:						
Physical environment	4,344,535	-	-	-	10,799,693	15,144,228
Capital outlay	158,043	-	-	3,757,980	3,014,126	6,930,149
Debt service:						
Principal	18,199	1,680,000	895,000	-	7,537,755	10,130,954
Interest	2,331	3,719,300	2,186,300	-	1,935,797	7,843,728
Other	-	25,463	14,536	-	41,415	81,414
<b>Total Expenditures</b>	<u>4,523,108</u>	<u>5,424,763</u>	<u>3,095,836</u>	<u>3,757,980</u>	<u>23,328,786</u>	<u>40,130,473</u>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<u>(4,474,072)</u>	<u>372,127</u>	<u>224,482</u>	<u>(3,606,383)</u>	<u>6,366,273</u>	<u>(1,117,573)</u>
<b>Other Financing Sources (Uses)</b>						
Transfers in	4,609,483	-	-	-	-	4,609,483
Transfers out	-	-	-	(22,505)	(4,586,978)	(4,609,483)
Proceeds from sales/disposals of capital assets	17,389	-	-	-	-	17,389
<b>Total Other Financing Sources (Uses)</b>	<u>4,626,872</u>	<u>-</u>	<u>-</u>	<u>(22,505)</u>	<u>(4,586,978)</u>	<u>17,389</u>
<b>Net Change in Fund Balances</b>	152,800	372,127	224,482	(3,628,888)	1,779,295	(1,100,184)
<b>Fund Balances - Beginning of Year</b>	<u>1,042,195</u>	<u>7,898,475</u>	<u>4,601,548</u>	<u>5,507,926</u>	<u>33,839,532</u>	<u>52,889,676</u>
<b>Fund Balances - End of Year</b>	<u>\$ 1,194,995</u>	<u>\$ 8,270,602</u>	<u>\$ 4,826,030</u>	<u>\$ 1,879,038</u>	<u>\$ 35,618,827</u>	<u>\$ 51,789,492</u>

See notes to basic financial statements.

**NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT**

**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES  
IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES**

**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023**

**Net Change in Fund Balances - Total Governmental Funds (Page 22)** **\$ (1,100,184)**

Amounts reported for governmental activities in the statement of activities are different because:

Governmental funds report capital outlays as expenditures, however, in the statement of activities the cost of those assets is depreciated over their estimated useful lives.

Expenditures for capital outlay	\$ 6,930,149	
Less current year depreciation expense	<u>(7,334,235)</u>	(404,086)

The net effect of various miscellaneous transactions involving capital assets (i.e., sales, trade-ins, and donations) is to decrease net assets.

Capital asset contributions to other governments	(3,017,661)	
Capital asset contribution from land owners	754,900	
Sale/disposal of capital assets activity	<u>(45)</u>	(2,262,806)

Governmental funds report annual collections of debt assessments as revenue, including the portion collected for principal repayment. However, in the statement of activities, the principal repayment portion is recognized as revenue upon adoption of the resolutions authorizing the debt.

(10,130,954)

Some revenues, expenses, gains and losses reported in the statement of activities are not reported in the governmental funds because they have no effect on current financial resources:

Changes in compensated absences		49,681
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Interest expense in the statement of activities differs from the amount reported in governmental funds for two reasons. The net effect of accrued interest on long-term debt (difference between amount that would have been accrued in prior year and current year accrual), and adjustments arising from bond insurance are amortized:

Net effect of accrued interest on long-term debt	60,993	
Net amortized bond discount and premium	40,896	
Amortization of bond insurance costs	<u>(877,111)</u>	(775,222)

Bonds and notes issued are reported as financing sources in governmental funds and thus contribute to the change in fund balance. In the government-wide statements, however, issuing debt increases long-term liabilities in the statement of net position.

Principal payments on long-term debt		<u>10,130,954</u>
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**Change in Net Position of Governmental Activities (Page 19)** **\$ (4,492,617)**



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**NOTES TO BASIC FINANCIAL STATEMENTS**

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# NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

## NOTES TO BASIC FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

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### NOTE 1 -SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Northern Palm Beach County Improvement District (the District) was created pursuant to Chapter 59-994, Florida Statutes and codified pursuant to Chapter 2000-467, Laws of Florida, and supplemented by Chapters 2004-467, 2005-302, 2006-330, 2009-256, and 2010-243, Laws of Florida, for the purpose of reclaiming the lands within its boundaries for water control and water supply purposes, and to protect the land from the effects of water by means of the construction and maintenance of canals, ditches, levees, dikes, pumping plants, and other works and improvements. The District is also authorized to construct and operate water and sewer facilities, roads, parks and parkways. The District is located in the northeastern section of Palm Beach County and encompasses approximately 128 square miles of land.

The governing body of the District is the Board of Supervisors (the Board) which is comprised of five elected members. The Board is responsible for legislative and fiscal control of the District.

The basic financial statements of the District have been prepared in conformity with accounting principles generally accepted in the United States (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The more significant of the District's accounting policies are described below.

#### ***A. FINANCIAL REPORTING ENTITY***

The financial statements were prepared in accordance with GASB Statements related to *The Financial Reporting Entity*, which establishes standards for defining and reporting on the financial reporting entity. The definition of the financial reporting entity is based upon the concept that elected officials are accountable to their constituents for their actions. One of the objectives of financial reporting is to provide users of financial statements with a basis for assessing the accountability of the elected officials. The financial reporting entity consists of the District, organizations for which the District is financially accountable and other organizations for which the nature and significance of their relationship with the District are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete. The District is financially accountable for a component unit if it appoints a voting majority of the organization's governing board and it is able to impose its will on that organization or there is a potential for the organization to provide specific financial benefits to, or impose specific financial burdens on, the District, or the District has operational responsibility on the organization. Based upon the application of these criteria, there were no organizations that met the criteria described above.

# NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

## NOTES TO BASIC FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

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### NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### ***B. GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS***

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the District.

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

Major individual governmental funds are reported as separate columns in the fund financial statements.

#### ***C. MEASUREMENT FOCUS, BASIS OF ACCOUNTING AND FINANCIAL STATEMENT PRESENTATION***

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

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

# NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

## NOTES TO BASIC FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

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### NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### *C. MEASUREMENT FOCUS, BASIS OF ACCOUNTING AND FINANCIAL STATEMENT PRESENTATION (CONTINUED)*

Non-ad valorem assessments and interest on investments associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current period. All other revenue items are considered to be measurable and available only when cash is received by the District. Revenues for expenditure driven grants are recognized when the related expenditures are incurred.

The District reports the following major governmental funds:

The *General Fund* is the primary operating fund and is used to account for all financial resources applicable to the general operations of the District except those required to be accounted for in another fund.

The *Unit 2C Debt Service Fund*, is used to account for the accumulation of resources for, and the payment of, general long-term debt principal, interest, and related costs for Unit of Development 2C.

The *Unit 53 Debt Service Fund*, is used to account for the accumulation of resources for, and the payment of, general long-term debt principal, interest, and related costs for Unit of Development 53.

The *Unit 53 Capital Projects Fund*, is used to account for the construction and acquisition of capital assets, such as buildings, water control structures, surface water management system, equipment, roads and roadway improvements for Unit of Development 53.

# NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

## NOTES TO BASIC FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

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### NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### ***C. MEASUREMENT FOCUS, BASIS OF ACCOUNTING AND FINANCIAL STATEMENT PRESENTATION (CONTINUED)***

Additionally, the District reports the following non-major fund types:

*Special Revenue Funds* are used to account for the proceeds of specific revenue sources (other than major capital projects) that are legally restricted to expenditures for specified purposes.

*Debt Service Funds* are used to account for the accumulation of resources for, and the payment of, general long-term debt principal, interest, and related costs.

*Capital Projects Funds* are used to account for financial resources used for the acquisition or construction of major capital facilities.

#### ***D. ASSETS, DEFERRED OUTFLOWS, LIABILITIES, DEFERRED INFLOWS AND NET POSITION OR EQUITY***

##### ***1. Deposits and Investments***

Cash and investments of each fund, except for certain investments governed by bond resolutions or other contractual agreements, are accounted for in pooled cash and investment accounts with each fund maintaining its proportionate equity in the pooled accounts. The use of a pooled cash and investment account enables the District to invest idle cash for short periods of time, thereby maximizing earnings potential. Income earned from this pooling of investments is allocated to the respective funds based upon average monthly proportionate balances.

The District can invest in interest-bearing checking or savings accounts, interest-bearing time deposits, the Local Government Surplus Funds Trust Fund, Securities and Exchange Commission registered money market funds, direct obligations of the U.S. Treasury, Federal Agencies and Government Sponsored Enterprises, commercial paper, securities of investment companies limited to obligations of the U.S. Government, repurchase agreements collateralized by U.S. Treasury Securities, and other investments authorized by law for districts or by resolution of the District. All investments, other than short-term investments, are reported at fair value.

The District considers cash on hand, demand deposits, money market funds and all other short-term investments that are highly liquid to be cash and cash equivalents.

# NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

## NOTES TO BASIC FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

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### NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### ***D. ASSETS, DEFERRED OUTFLOWS, LIABILITIES, DEFERRED INFLOWS AND NET POSITION OR EQUITY (CONTINUED)***

##### ***2. Accounts Receivable***

Accounts receivable include refunds and net reimbursements due to the District. Management believes the amounts are fully collectible.

##### ***3. Assessments Receivable/Unavailable Revenue***

Assessments receivable recorded in the Debt Service and Special Revenue Funds represent the balance of outstanding assessments levied by the District to repay outstanding debt. The assessments are levied at the time the related debt issuance is authorized. The receivables are collected in annual installments together with assessments for interest and collection costs in amounts sufficient to meet the annual debt service requirements.

The District reports unavailable revenue as a deferred inflow of resources in the fund financial statements in an amount equal to the assessments receivable since this revenue will be collected in future years. This assessment revenue is not deferred in the government-wide financial statements. Instead, it is recognized as revenue at the time the assessments are levied.

##### ***4. Prepaid Items***

Payments made to vendors for services that will benefit periods beyond September 30, 2023, are recorded as prepaid items using the consumption method by recording an asset for the prepaid amount and reflecting the expenditure/expense in the year in which services are consumed. At the fund reporting level, an equal amount of fund balance is classified as non-spendable, as this amount is not available for general appropriation.

##### ***5. Capital Assets and Depreciation***

Capital assets, which include property, plant, equipment, and intangible assets are reported in the government-wide financial statements. When purchased, acquired or constructed, capital assets are recorded as expenditures in the governmental funds and capitalized as assets in the government-wide statement of net position.

Capital assets are carried at historical cost or estimated historical cost. Contributed assets are recorded at acquisition value as of the date received. Additions, improvements and other capital outlays that significantly extend the useful life of an asset are capitalized. Other costs incurred for repairs and maintenance are expensed as incurred. Infrastructure, such as canals, bridges, culverts and drainage systems, are capitalized along with other general capital assets at historical cost.

# NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

## NOTES TO BASIC FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

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### NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### ***D. ASSETS, DEFERRED OUTFLOWS, LIABILITIES, DEFERRED INFLOWS AND NET POSITION OR EQUITY (CONTINUED)***

##### ***5. Capital Assets and Depreciation (continued)***

The District uses a capitalization threshold of \$1,000 for tangible assets as well as certain intangible assets, such as computer software. Other intangible assets, such as easements, have a capitalization threshold of \$50,000.

Depreciation has been provided over the estimated useful lives using the straight-line method of depreciation. The estimated lives for each major class of depreciable capital assets are as follows:

Water control structures	50 years
Surface water management system	50 years
Roadway improvements	20 years
Buildings and improvements	20 years
Parks and facilities	20 years
Storm water pump station	15 years
Water, sewer and irrigation facilities	15 years
Entrance gates and other improvements	10-20 years
Machinery and equipment	5-10 years

##### ***6. Deferred Outflows/Inflows of Resources***

In addition to assets, the statement of net position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net assets that applies to a future period(s) and so will *not* be recognized as an outflow of resources (expense/expenditure) until then. The District only has one item that qualifies for reporting in this category. It is the deferred amount on refunding reported in the government-wide statement of net position. A deferred amount on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

In addition to liabilities, the statement of net position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net assets that applies to a future period(s) and so will *not* be recognized as an inflow of resources (revenue) until that time. The District has only one type of item, which arises only under a modified accrual basis of accounting that qualifies for reporting in this category. Accordingly, the item, *unavailable revenue*, is

# NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

## NOTES TO BASIC FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

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### NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### ***D. ASSETS, DEFERRED OUTFLOWS, LIABILITIES, DEFERRED INFLOWS AND NET POSITION OR EQUITY (CONTINUED)***

##### ***6. Deferred Outflows/Inflows of Resources (continued)***

reported only in the governmental funds balance sheet. The governmental funds report unavailable revenues from the balance of outstanding assessments levied by the District to repay outstanding debt. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available.

##### ***7. Unearned Revenue***

Unearned revenue arises when assets are recognized before revenue recognition criteria have been satisfied. On both the governmental fund statements and the government-wide statements, unearned revenues represent the corresponding liability for cash advances received to fund future expected expenditures related to permit and plat petitions.

##### ***8. Compensated Absences***

The District's employees are granted compensated absence pay for vacation leave based on length of service up to a maximum of 308 hours. Employees must use 75% of the annual vacation accrual or forfeit the unused portion. Vacation is accrued as a liability when benefits are earned by the employees, that is, the employees have rendered services that give rise to the vacation liability and it is probable that the District will compensate the employees upon termination or retirement. Employees who began working before July 1, 2005 are eligible for paid sick leave, up to a maximum of 420 hours. Employees who began working after July 1, 2005 are not paid for accrued sick leave. The District uses the vesting method in accruing sick leave liability. The vesting method accrues sick leave liability for employees who are eligible to receive termination payments upon separation.

Compensated absences are accrued when incurred in the government-wide financial statements. A liability for these amounts is reported in the governmental funds only if they have matured, for example, as a result of employee resignations or retirements. For the governmental funds, compensated absences are liquidated by the general fund.

##### ***9. Long-Term Debt***

Bonds and notes payable are reported as liabilities in the government-wide statement of net position. These liabilities are not reported in the fund financial statements as they are not considered to be current liabilities.



# NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

## NOTES TO BASIC FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

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### NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### ***D. ASSETS, DEFERRED OUTFLOWS, LIABILITIES, DEFERRED INFLOWS AND NET POSITION OR EQUITY (CONTINUED)***

##### ***9. Long-Term Debt (continued)***

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the governmental activities statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight line method which approximates the effective interest method. Bonds are reported net of the applicable bond premium or discount. Bond issuance costs, other than prepaid insurance, are expensed at issuance. Prepaid insurance associated with the issuance of debt is reported as an asset and amortized over the term of the related debt. Deferred amounts on refunding are reported as deferred inflows or outflows of resources on the statement of net position. These deferred amounts are amortized over the shorter of the life of the refunding debt (new debt) and the refunded debt (the old debt).

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

##### ***10. Net Position***

Equity in the government-wide statement of net position is displayed in three categories: 1) net investment in capital assets, 2) restricted for debt service, and 3) unrestricted. Net investment in capital assets consist of capital assets reduced by accumulated depreciation, and by any outstanding debt/liabilities and deferred inflows and outflows of resources incurred to acquire, construct, or improve those assets. Net position is reported as restricted when there are legal limitations imposed on their use by District legislation or external restrictions by other governments, creditors, or grantors. Unrestricted net position consists of all net position that does not meet the definition of either of the other two components.

##### ***11. Fund Balances***

Classifications of fund balance are hierarchical and are based primarily on the extent to which the District is bound to honor constraints on the specific purposes for which amounts in the funds may be spent. Application of the GASB Statement requires the District to classify and report amounts in the appropriate fund balance classifications. The District's accounting policies are used to interpret the nature and/or requirements of the funds and their corresponding assignment of non-spendable, restricted, committed, assigned or unassigned.

# NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

## NOTES TO BASIC FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

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### NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### ***D. ASSETS, DEFERRED OUTFLOWS, LIABILITIES, DEFERRED INFLOWS AND NET POSITION OR EQUITY (CONTINUED)***

##### ***11. Fund Balances (continued)***

The District reports the following classifications in accordance with its officially adopted policy on fund balance:

*Non-spendable fund balance.* Non-spendable fund balances are amounts that are (a) not in spendable form, such as inventory, prepaids or capital assets, or (b) legally or contractually required to be maintained intact.

*Restricted fund balance.* Restricted fund balances are amounts that can be spent only from specific purposes stipulated by (a) external resource providers such as creditors (by debt covenants), grantors, contributors, or laws or regulations of other governments; or (b) imposed by law through constitutional provisions or enabling legislation.

*Committed fund balance.* Committed fund balance can only be used for the specific purposes determined by a formal action (Board approval or Resolution having equal authority) of the Board, the District's highest level of decision making authority. Commitments may be changed or lifted only by the Board taking the same formal action (Board approval or Resolution) that imposed the constraint originally.

*Assigned fund balance.* Assigned fund balances are amounts that are constrained by the District's intent to be used for specific purposes, but are neither restricted nor committed. Intent is established by management of the District to which the Board has delegated the authority by formal policy to assign, modify, or rescind amounts to be used for specific purposes. This balance includes (a) all remaining amounts that are reported in governmental funds (other than the General Fund) that are not classified as non-spendable, restricted, or committed, and (b) amounts in the General Fund or governmental funds that are intended to be used for a specific purpose. Assignment within the General Fund conveys that the intended use of those amounts is for a specific purpose that is narrower than the general purposes of the fund itself.

*Unassigned fund balance.* Unassigned fund balance is the residual classification for the General Fund. It is also used to report negative fund balances in other governmental funds.

# NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

## NOTES TO BASIC FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

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### NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### ***D. ASSETS, DEFERRED OUTFLOWS, LIABILITIES, DEFERRED INFLOWS AND NET POSITION OR EQUITY (CONTINUED)***

##### ***12. Fund Balance Flow Assumptions***

Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

##### ***13. Net Position Flow Assumption***

Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources. In order to calculate the amounts to report as restricted – net position and unrestricted – net position in the government-wide financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted – net position to have been depleted before unrestricted – net position is applied.

##### ***14. Use of Estimates***

The financial statements and related disclosures are prepared in conformity with accounting principles generally accepted in the United States of America. Management is required to make estimates and assumptions that affect the reported amounts of assets, liabilities, and deferred inflows/outflows, the disclosure of contingent assets and liabilities at the date of the financial statements, and revenue and expenditures/expenses during the period reported. These estimates include assessing the collectability of receivables and useful lives and impairment of tangible assets, among others. Estimates and assumptions are reviewed periodically and the effects of revisions are reflected in the financial statements in the period they are determined to be necessary. Actual results could differ from estimates.

#### ***E. IMPLEMENTATION OF RECENT ACCOUNTING PRONOUNCEMENTS***

The District considered the new accounting standards which effective dates are applicable for the fiscal year ended September 30, 2023. The implementation of GASB Statement No. 91, *Conduit Debt Obligations*, GASB Statement No. 96, *Subscription-Based Information Technology Arrangements* and GASB Statement No. 99, *Omnibus 2022*, did not have a significant impact on the District's financial statements.

# NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

## NOTES TO BASIC FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

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### NOTE 2 - DEPOSITS AND INVESTMENTS

#### *DEPOSITS*

In addition to insurance provided by the Federal Depository Insurance Corporation, deposits are held in banking institutions approved by the State Treasurer of the State of Florida to hold public funds. Under Florida Statutes Chapter 280, *Florida Security for Public Deposits Act*, the State Treasurer requires all Florida qualified public depositories to deposit with the Treasurer or another banking institution eligible collateral. In the event of failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses. The District's deposits at year end are insured or collateralized.

#### *INVESTMENTS*

The District has adopted an investment policy in accordance with Florida Statutes to establish guidelines for the efficient management of its cash reserves.

#### *Interest Rate Risk*

As of September 30, 2023, the District had the following investments subject to interest rate risk:

<u>Investment Type</u>	<u>Fair Value</u>	<u>Weighted Average Maturity</u>
U.S. Government agencies	<u>\$ 793,800</u>	0.16 years

The District will attempt to minimize the risk that the market value of securities in the portfolio will fail due to changes in interest rates by:

- A. Structuring the investment portfolio so that the securities mature to meet cash requirements for ongoing operations, thereby avoiding the need to sell securities on the open market prior to maturity.
- B. Investing operating funds primarily in short-term securities, money market funds, or similar investment pools unless it is anticipated that long-term securities can be held until maturity without jeopardizing the liquidity requirements.

# NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

## NOTES TO BASIC FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

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### NOTE 2 - DEPOSITS AND INVESTMENTS (CONTINUED)

#### *INVESTMENTS (CONTINUED)*

##### ***Credit Risk***

State law and the District's investment policy limits investments in bonds, U.S. treasuries and agency obligations, or other evidences of indebtedness to the top ratings issued by nationally recognized statistical rating organizations (NRSRO) of the United States. As of the fiscal year end, the credit quality ratings of debt securities were as follows:

<u>Investment</u>	<u>Fair Value</u>	<u>Rating</u>	<u>Rating Organization</u>
U.S. government agencies:			
Federal National Mortgage Association	\$ 793,800	AA+	S&P

The risk of loss due to failure of the security issuer or backer will be minimized by:

- A. Limiting investments to the safest types of securities, based on portfolio composition.
- B. Pre-qualifying the financial institutions, brokers/dealers, intermediaries, and advisors with which the District will do business.
- C. Diversifying the investment portfolio so that potential losses on individual securities will not place an undue financial burden on the District.
- D. Monitoring all of the District's investments to anticipate and respond appropriately to changing market conditions. (Daily by the District's Investment Advisor, monthly by the District's finance director and quarterly by the Board.)
- E. Investments in Money Market Fund, Federal Farm Credit Bank, and Commercial Paper are rated with a nationally recognized rating agency Aaa, Aaa, and A-1+ respectively.

# NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

## NOTES TO BASIC FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

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### NOTE 2 - DEPOSITS AND INVESTMENTS (CONTINUED)

#### *FAIR VALUE HIERARCHY*

Fair value is defined as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The District categorizes its fair value measurements with the fair value hierarchy established by generally accepted accounting principles. The fair value hierarchy categorizes the inputs to valuation techniques used to measure fair value into three levels based on the extent to which inputs used in measuring fair value are observable in the market.

Level 1 – Investments’ fair values based on prices quoted in active markets for identical assets.

Level 2 – Investments’ fair values based on observable inputs for the assets either directly or indirectly, other than those considered Level 1 inputs, which may include quoted prices for identical assets in markets that are not considered to be active, and quoted prices of similar assets in active or inactive markets.

Level 3 – Investments’ fair values based upon unobservable inputs.

The following is a description of the fair value techniques for the District’s investments. Level 1 and 2 prices are obtained from various pricing sources by the District’s custodian bank:

Short-term investments, which consist of money market funds, are reported at amortized cost.

Debt securities are valued using pricing inputs that reflect the assumptions market participants would use to price an asset or liability and are developed based on market data obtained from sources independent of the reporting entity based on a combination of matrix pricing, actual observable trades in similar securities, and yield curve analysis (Level 2). This includes U.S. federal agencies, mortgage backed and collateralized securities and state and local government securities.

# NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

## NOTES TO BASIC FINANCIAL STATEMENTS

**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023**

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### NOTE 3 - CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2023 was as follows:

	Beginning <u>Balance</u>	<u>Additions</u>	<u>Deletions</u>	<u>Transfers</u>	<u>Ending Balance</u>
<b>Capital Assets Not Being Depreciated:</b>					
Land	\$ 20,417,218	\$ -	\$ -	\$ -	\$ 20,417,218
Lakes and canal improvements	11,073,524	-	-	-	11,073,524
Preserve improvements	8,985,296	-	-	-	8,985,296
Construction in progress	<u>2,979,999</u>	<u>5,844,974</u>	-	<u>(6,619,077)</u>	<u>2,205,896</u>
<b>Total Capital Assets Not Being Depreciated</b>	<u>43,456,037</u>	<u>5,844,974</u>	<u>-</u>	<u>(6,619,077)</u>	<u>42,681,934</u>
<b>Capital Assets Being Depreciated:</b>					
Buildings and improvements	9,512,922	8,758	-	-	9,521,680
Parks and facilities	12,319,505	5,000	-	-	12,324,505
Machinery and equipment	13,787,592	942,837	84,763	-	14,645,666
Roadway improvements	103,178,711	-	-	-	103,178,711
Storm water pump stations	14,522,228	-	-	280,860	14,803,088
Surface water management system	64,738,313	-	2,161,698	3,794,972	66,371,587
Water control structures	12,995,318	198,080	-	-	13,193,398
Water, sewer and irrigation facilities	<u>21,550,320</u>	<u>685,400</u>	<u>855,963</u>	<u>2,543,245</u>	<u>23,923,002</u>
<b>Total Capital Assets Being Depreciated</b>	<u>252,604,909</u>	<u>1,840,075</u>	<u>3,102,424</u>	<u>6,619,077</u>	<u>257,961,637</u>
<b>Less Accumulated Depreciation For:</b>					
Buildings and improvements	(5,596,433)	(475,865)	-	-	(6,072,298)
Parks and facilities	(9,095,327)	(270,716)	-	-	(9,366,043)
Machinery and equipment	(11,897,002)	(832,216)	84,717	-	(12,644,501)
Roadway improvements	(64,838,331)	(3,052,921)	-	-	(67,891,252)
Storm water pump stations	(12,177,952)	(401,115)	-	-	(12,579,067)
Surface water management system	(20,531,676)	(1,343,906)	-	-	(21,875,582)
Water control structures	(5,487,559)	(280,327)	-	-	(5,767,886)
Water, sewer and irrigation facilities	<u>(3,497,664)</u>	<u>(677,169)</u>	<u>-</u>	<u>-</u>	<u>(4,174,833)</u>
<b>Total Accumulated Depreciation</b>	<u>(133,121,944)</u>	<u>(7,334,235)</u>	<u>84,717</u>	<u>-</u>	<u>(140,371,462)</u>
<b>Total Capital Assets Being Depreciated, Net</b>	<u>119,482,965</u>	<u>(5,494,160)</u>	<u>3,017,707</u>	<u>6,619,077</u>	<u>117,590,175</u>
<b>Governmental Activities Capital Assets, Net</b>	<u>\$ 162,939,002</u>	<u>\$ 350,814</u>	<u>\$ 3,017,707</u>	<u>\$ -</u>	<u>\$ 160,272,109</u>

Depreciation expense was charged to functions as follows:

Governmental activities:

Physical environment

\$7,334,235

# NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

## NOTES TO BASIC FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

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### NOTE 4 - LONG-TERM OBLIGATIONS AND PLEDGED FUTURE REVENUES

Long-term obligations are comprised of limited obligation bonds (special assessment debt), notes payable and compensated absences. Debt was issued primarily to provide funds to finance the cost of projects to construct or maintain improvements within the District. The limited obligation bonds and notes payable bear interest at rates ranging from 1.99% to 5.625% and mature in future years through 2051, and are collateralized by pledged future drainage and maintenance assessments (non-ad valorem assessments). The total principal and interest remaining on the debt is \$267,703,105 payable through August 1, 2051, and is 100% funded by the non-ad valorem assessments. For the current year, principal and interest paid and total non-ad valorem assessments were \$17,974,682 and \$34,848,089, respectively.

The District's failure to pay the principal or interest on any debt when due or failure to observe and perform any covenant, condition, agreement or provision in any indenture applicable to the District's various debt obligations, constitutes an event of default for the District. In the event of a default, bondholders may sue to enforce their rights or to enjoin any acts of the District that may be unlawful or in violation of their rights. In certain cases, in the event of a default, the interest rate on the debt may be increased.

#### *SPECIAL ASSESSMENT DEBT WITH GOVERNMENTAL COMMITMENT*

Special assessment debt with governmental commitment is not backed by the full faith and credit of the District but is payable solely from and secured solely by a lien on and pledge of drainage taxes (non-ad valorem assessments) of the properties benefited by the improvements.

Outstanding balances at September 30, 2023, are as follows:

\$3,390,000 Series 2023 Water Control and Improvement Refunding Bonds, Unit 2A, due in annual installments of \$275,000 to \$350,000 from August 1, 2024, through August 1, 2033, with interest rate of 2.06% payable semi-annually on February 1 and August 1 of each year.	\$ 3,120,000
\$59,380,000 Series 2014 Water Control and Improvement Bonds, Unit 2C, comprised of term bonds subject to mandatory redemptions due in annual installments totaling \$1,240,000 to \$3,725,000 from August 1, 2024, to August 1, 2046, with interest from 4.50% to 5.20% payable semiannually on February 1 and August 1 of each year.	<u>52,085,000</u>
<b>Subtotal (Forward)</b>	<u><b>55,205,000</b></u>



# NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

## NOTES TO BASIC FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

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### NOTE 4 - LONG-TERM OBLIGATIONS AND PLEDGED FUTURE REVENUES (CONTINUED)

#### *SPECIAL ASSESSMENT DEBT WITH GOVERNMENTAL COMMITMENT (CONTINUED)*

<b>Subtotal (Forward)</b>	55,205,000
<p>\$23,495,000 Series 2017 Water Control and Improvement Bonds, Unit 2C, comprised of term bonds subject to mandatory redemptions due in annual installments totaling \$520,000 to \$1,510,000 from August 1, 2024, to August 1, 2046, with interest from 4.00% to 5.00% payable semiannually on February 1 and August 1 of each year.</p>	21,165,000
<p>\$3,670,000 Water Control and Improvement Refunding Bonds, Unit 3A, Taxable Series 2004B, due on August 1, 2027, subject to mandatory redemptions due in annual installments of \$340,000 to \$400,000 from August 1, 2024 through August 1, 2027 with interest of 5.375% payable semi-annually on February 1 and August 1 of each year.</p>	1,480,000
<p>\$2,400,000 2022 Unit 5 Promissory Note, due in equal semi-annual installments of \$152,434 including interest through August 1, 2032, with an interest rate of 3.53%, payable on February 1 and August 1 of each year.</p>	2,333,227
<p>\$3,473,198 Series 2015 Water Control and Improvement Refunding Bonds, Unit 5B, due in annual installments of \$376,165 to \$384,553 from August 1, 2024 to August 1, 2025, with interest at 2.23% payable semi-annually on February 1 and August 1 of each year.</p>	760,718
<p>\$32,064,999 2013 Unit 9A Promissory Note, due in annual installments of \$2,519,096 to \$2,749,479 from August 1, 2024, through August 1, 2027, with an interest rate of 2.96%, payable semi-annually on February 1 and August 1 of each year.</p>	10,532,669
<p>\$14,460,000 Series 2015 Water Control and Improvement Refunding Bonds, Unit 9B, due in annual installments of \$1,095,000 to \$1,285,000 from August 1, 2024 to August 1, 2029, with interest from 3.00% to 5.00%, payable semi-annually on February 1 and August 1 of each year.</p>	7,140,000
<p>\$3,275,000 Series 2021 Water Control and Improvement Refunding Bonds, Unit 16, due in annual installments of \$235,000 to \$510,00 from August 1, 2024, through August 1, 2032, with an interest rate of 2.41%, payable semi-annually on February 1 and August 1 of each year.</p>	<u>2,680,000</u>
<b>Subtotal (Forward)</b>	<u>101,296,614</u>

# NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

## NOTES TO BASIC FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

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### NOTE 4 - LONG-TERM OBLIGATIONS AND PLEDGED FUTURE REVENUES (CONTINUED)

#### *SPECIAL ASSESSMENT DEBT WITH GOVERNMENTAL COMMITMENT (CONTINUED)*

<b>Subtotal (Forward)</b>	101,296,614
\$2,205,000 Series 2021 Water Control and Improvement Refunding Bonds, Unit 27B, due in annual installments of \$185,000 to \$220,000 from August 1, 2024, to August 1, 2032, with interest rate of 1.99% payable semi-annually on February 1 and August 1 of each year.	1,845,000
\$325,000 2014 Unit 34 Promissory Note, due in annual installments of \$21,668 from August 1, 2024 through August 1, 2029, with interest at 4.0% until the first interest adjustment date of November 20, 2024, and for each successive one year period beginning on November 20 thereafter, at which time the interest rate will be adjusted to the Treasury Rate (as hereinafter defined) plus 3.00%. "Treasury Rate" means, as of each Adjustment Date, the yield on the Treasury Constant Maturity Series with a maturity of one year, as reported in Federal Reserve Statistical Release H.15, Selected Interest Rates of the Board of Governors of the Federal Reserve System. Interest is payable semi-annually on February 1, and August 1 of each year.	129,990
\$11,465,000 Series 2017B Water Control and Improvement Refunding Bonds, Unit 43, due in annual installments of \$1,020,000 to \$1,215,000 from August 1, 2024, through August 1, 2031, with interest of 2.48% payable semi-annually on February 1 and August 1 of each year.	8,920,000
\$625,000 Series 2021A Water Control and Improvement Refunding Bonds, Unit 44, with a final installment of \$160,000 due August 1, 2024, with interest rate of 2.71% payable semi-annually on February 1 and August 1 of each year.	160,000
\$4,160,000 Series 2021B Water Control and Improvement Refunding Bonds, Unit 44 (Taxable), due in annual installments of \$300,000 to \$595,00 from August 1, 2024, to August 1, 2031, with interest of 2.22% payable semiannually on February 1 and August 1 of each year.	<u>4,040,000</u>
<b>Subtotal (Forward)</b>	<u>116,391,604</u>

# NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

## NOTES TO BASIC FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

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### NOTE 4 - LONG-TERM OBLIGATIONS AND PLEDGED FUTURE REVENUES (CONTINUED)

#### *SPECIAL ASSESSMENT DEBT WITH GOVERNMENTAL COMMITMENT (CONTINUED)*

<b>Subtotal (Forward)</b>	116,391,604
\$3,503,598 2016 Unit 45 Promissory Note, due in annual installments of \$196,907 to \$264,423 from August 1, 2024, to August 1, 2033, with interest at 3.33% payable semiannually on February 1 and August 1 of each year.	2,291,924
\$11,930,000 Series 2016A Water Control and Improvement Refunding Bonds, Unit 46, term bonds due August 1, 2041. The bonds are subject to mandatory redemptions due in annual installments of \$435,000 to \$755,000 from August 1, 2024, through August 1, 2041, with interest from 2.50% to 3.625% payable semi-annually on February 1 and August 1 of each year.	10,430,000
\$24,785,000 Series 2015 Water Control and Improvement Bonds, Unit 53, term bonds due August 1, 2046. The bonds are subject to mandatory redemptions due in annual installments of \$515,000 to \$1,675,000 from August 1, 2024, through August 1, 2046, with interest from 4.65% to 5.50% payable semi-annually on February 1 and August 1 of each year.	22,550,000
\$10,975,000 Series 2018 Water Control and Improvement Bonds, Unit 53, term bonds due August 1, 2049. The bonds are subject to mandatory redemptions due in annual installments of \$190,000 to \$730,000 from August 1, 2024, through August 1, 2049, with interest from 4.5% to 5.625% payable semi-annually on February 1 and August 1 of each year.	10,300,000
\$10,700,000 Series 2021 Water Control and Improvement Bonds, Unit 53, term bonds due August 1, 2051. The bonds are subject to mandatory redemptions due in annual installments of \$230,000 to \$580,000 from August 1, 2024, through August 1, 2051, with interest from 2.30% to 4.00% payable semi-annually on February 1 and August 1 of each year.	10,255,000
\$3,950,000 2011 Unit 11 and 14 Promissory Note, due in annual installments of \$294,588 to \$309,691 from August 1, 2024 through August 1, 2026, with interest at 3.075% payable semi-annually on February 1, and August 1 of each year.	<u>906,320</u>
<b>Total Special Assessment Debt With Governmental Commitment</b>	<u><u>\$ 173,124,848</u></u>

# NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

## NOTES TO BASIC FINANCIAL STATEMENTS

### FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

#### NOTE 4 - LONG-TERM OBLIGATIONS AND PLEDGED FUTURE REVENUES (CONTINUED)

##### *SPECIAL ASSESSMENT DEBT WITH GOVERNMENTAL COMMITMENT (CONTINUED)*

Changes in long-term obligations for the fiscal year ended September 30, 2023, are summarized below:

	Balance September 30, <u>2022</u>	<u>Additions</u>	<u>Deletions</u>	Balance September 30, <u>2023</u>	Due Within <u>One Year</u>
Bonds payable	\$ 139,775,000	\$ -	\$ 4,370,000	\$ 135,405,000	\$ 4,565,000
Notes from direct borrowings and direct placements	43,480,802	-	5,760,954	37,719,848	6,082,889
Plus premium	1,039,908	-	96,932	942,976	-
Less discount	<u>(1,077,981)</u>	<u>-</u>	<u>(56,036)</u>	<u>(1,021,945)</u>	<u>-</u>
Total bonds and notes payable	183,217,729	-	10,171,850	173,045,879	10,647,889
Compensated absences	<u>500,839</u>	<u>351,929</u>	<u>401,610</u>	<u>451,158</u>	<u>176,671</u>
	<u>\$ 183,718,568</u>	<u>\$ 351,929</u>	<u>\$ 10,573,460</u>	<u>\$ 173,497,037</u>	<u>\$ 10,824,560</u>

The annual requirements to amortize all debt to maturity are as follows:

	Bonds Payable		Notes from Direct Borrowings and Direct Placements		Total
	Principal	Interest	Principal	Interest	
	Fiscal Year Ending September 30:				
2024	\$ 4,565,000	\$ 6,478,603	\$ 6,082,889	\$ 999,335	\$ 18,125,827
2025	4,755,000	6,280,315	5,972,849	833,976	17,842,140
2026	4,960,000	6,088,925	5,772,773	671,533	17,493,231
2027	5,155,000	5,881,146	5,607,700	512,683	17,156,529
2028	4,970,000	5,661,633	2,929,334	359,300	13,920,267
2029-2033	22,780,000	25,113,060	11,354,303	693,432	59,940,795
2034-2038	27,340,000	19,374,260	-	-	46,714,260
2039-2043	33,300,000	12,018,434	-	-	45,318,434
2044-2048	25,175,000	3,434,759	-	-	28,609,759
2049-2051	<u>2,405,000</u>	<u>176,863</u>	<u>-</u>	<u>-</u>	<u>2,581,863</u>
	<u>\$ 135,405,000</u>	<u>\$ 90,507,998</u>	<u>\$ 37,719,848</u>	<u>\$ 4,070,259</u>	<u>\$ 267,703,105</u>

# NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

## NOTES TO BASIC FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

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### NOTE 4 - LONG-TERM OBLIGATIONS AND PLEDGED FUTURE REVENUES (CONTINUED)

#### *SPECIAL ASSESSMENT DEBT WITH GOVERNMENTAL COMMITMENT (CONTINUED)*

##### *PROVISIONS OF BOND RESOLUTIONS*

The District entered into covenants with the bondholders to levy annual assessments sufficient to pay the debt service on the bonds. Reserve accounts were established and the amounts on deposit in these accounts may be used only for the purpose of paying the principal and interest on the bonds when assessments are not sufficient to meet the debt service requirements when due. The bond resolutions specify minimum amounts to be maintained in the reserve accounts. At September 30, 2023, the District was in compliance with such bond covenants.

### NOTE 5 - INTERFUND TRANSACTIONS

Transfers of resources from a fund receiving revenue to the fund through which the resources will be expended are recorded as transfers and are reported as other financing sources (uses) in the governmental funds. Non-recurring or non-routine transfers of equity between funds are also reported as transfers. These transfers were made in order to close capital projects and debt service funds for which the fund's purpose had been accomplished and for surplus construction funds transferred to other funds in accordance with the original capital projects funding agreements.

Following is a summary of transfers individually by major fund and in the aggregate for non-major funds for the year.

Fund	Transfers In	Transfers Out
<b>Major Funds:</b>		
General fund	\$ 4,609,483	\$ -
Capital projects unit 53	-	22,505
Nonmajor funds in the aggregate	-	4,586,978
<b>Total Interfund Transfers</b>	<b>\$ 4,609,483</b>	<b>\$ 4,609,483</b>

Activity between funds that is representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as "due to/from other funds". There were no amounts due from and to other funds at September 30, 2023.

# NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

## NOTES TO BASIC FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

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### NOTE 6 - CONSTRUCTION COMMITMENTS

The status of contracts at September 30, 2023 is as follows:

Project	Total Contract Amount	Expended Through September 30, 2023	Payable At September 30, 2023	Balance to Complete
Unit of Development No. 2C	\$ 2,016,943	\$ 136,456	\$ 140,409	\$ 1,740,078
Unit of Development No. 5	2,215,543	76,153	2,192	2,137,198
Unit of Development No. 11	802,059	557,190	41,379	203,490
Unit of Development No. 16	1,085,849	488,431	305,654	291,764
Unit of Development No. 18	786,191	267,504	-	518,687
Unit of Development No. 20	438,490	263,472	42,162	132,856
Unit of Development No. 43	68,450	26,828	-	41,622
Unit of Development No. 53	4,931,104	3,923,144	-	1,007,960
<b>Total Contracts</b>	<b>\$ 12,344,629</b>	<b>\$ 5,739,178</b>	<b>\$ 531,796</b>	<b>\$ 6,073,655</b>

### NOTE 7 - DEFINED CONTRIBUTION PLAN

The Northern Palm Beach County Improvement District Simplified Employee Pension (SEP) Plan is a defined contribution pension plan established by the District to provide benefits at retirement to the employees of the District.

All full-time employees of the District are eligible to participate in the plan upon completion of the six month introductory period. The District contributes an amount equal to 18% of the employee's base salary each month to the plan. Employees cannot contribute to the plan. The District's contribution for each employee (and interest allocated to the employee's account) is fully vested following completion of the six month introductory period. Employees designate which companies will administer their individual contributions. Contributions are made to the individual's SEP IRA account and are invested at the direction of the account owner. Plan revisions and contribution requirements are established and may be amended by the District's Board of Supervisors. The District made 100% of its required contributions of \$402,314 for fiscal year ended September 30, 2023.

# NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

## NOTES TO BASIC FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

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### NOTE 8 - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters for which the District carries commercial insurance. Specifically, the District purchases commercial insurance for property, medical benefits, worker's compensation, general liability, automobile liability, errors and omissions, and directors and officers liability. The District is also covered by Florida Statutes under the Doctrine of Sovereign Immunity which effectively limits the amount of liability of certain governmental entities to individual claims of \$200,000/\$300,000 for all claims relating to the same accident. There were no changes in insurance coverage from the prior year and there were no settlements that exceeded insurance coverage in the last three years.

### NOTE 9 - INTERLOCAL AGREEMENTS

The District has executed interlocal agreements with forty (40) local governmental entities. Pursuant to the agreements, the District is acting as the lead applicant (with the other governmental entities as co-applicants) for the purpose of filing a permit application with the Environmental Protection Agency and to implement the regulations for the National Pollutant Discharge Elimination System (NPDES) Permit Program which addresses stormwater discharges to waters of the United States.

For the fiscal year ended September 30, 2023, the District received \$546,505 from the governmental entities including interest earnings, and spent \$628,622 on the NPDES application program. The cumulative excess of receipts over disbursements from inception of the NPDES application program through September 30, 2023 was \$272,472.

### NOTE 10 - CONTINGENT LIABILITIES

#### *LITIGATION, CLAIMS AND ASSESSMENTS*

There are various claims and legal actions pending against the District for which no provision has been made in the financial statements. In the opinion of management and the District's attorneys, liabilities arising from these claims and legal actions, if any, will not have a material adverse effect on the financial condition of the District.

#### *GRANTS*

Grant monies received and disbursed by the District are for specific purposes and may be subject to audit by the grantor agencies. Such audits may result in requests for reimbursements due to disallowed expenditures or other actions by grantor agencies. Based upon prior experience, the District does not believe that such disallowances or other actions taken by the grantor agencies, if any, would have a material adverse effect on the financial position of the District.

**NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT**

**NOTES TO BASIC FINANCIAL STATEMENTS**

**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023**

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**NOTE 11 – SUBSEQUENT EVENTS**

***CONSTRUCTION CONTRACTS***

The District awarded the following construction contract subsequent to September 30, 2023:

<u>Contract</u>					<u>Original</u>
<u>Award Date</u>	<u>Unit</u>	<u>Contractor</u>	<u>Project Description</u>		<u>Contract</u>
					<u>Amount</u>
11/15/2023	43	CJ Contracting LLC	Mirasol Boardwalk Repair and Renovation Project	\$	385,000

***NOTE PROCEEDS***

In December 2023, the District authorized issuance of a note in the principal amount of \$4,000,000 to finance major rehabilitation and replacement of capital assets within Units of Development Nos. 5A, 18, 21, and 29. The Note matures on August 1, 2033, and is due in equal installments of \$259,161 payable semiannually on February 1 and August 1 of each year, beginning February 1, 2024. The interest rate is 5.65%.



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**REQUIRED SUPPLEMENTARY INFORMATION**

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# NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

## REQUIRED SUPPLEMENTARY INFORMATION BUDGETARY COMPARISON SCHEDULE GENERAL FUND

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

	<u>Budgeted Amounts</u>			Variance from Final
	<u>Original</u>	<u>Final</u>	<u>Actual</u>	Positive (Negative)
<b>Revenues</b>				
Investment income	\$ -	\$ -	\$ 24,534	\$ 24,534
Miscellaneous	-	-	24,502	24,502
<b>Total Revenues</b>	<u>-</u>	<u>-</u>	<u>49,036</u>	<u>49,036</u>
<b>Expenditures</b>				
Current:				
Physical environment	4,691,091	4,691,091	4,344,535	346,556
Capital outlay	221,000	221,000	158,043	62,957
Debt service:				
Principal	18,199	18,199	18,199	-
Interest	2,325	2,325	2,331	(6)
<b>Total Expenditures</b>	<u>4,932,615</u>	<u>4,932,615</u>	<u>4,523,108</u>	<u>409,507</u>
<b>(Deficiency) of Revenues over Expenditures</b>	<u>(4,932,615)</u>	<u>(4,932,615)</u>	<u>(4,474,072)</u>	<u>458,543</u>
<b>Other Financing Sources</b>				
Transfers in	5,037,615	5,037,615	4,609,483	(428,132)
Proceeds from sales/disposals of capital assets	-	-	17,389	17,389
<b>Total Other Financing Sources</b>	<u>5,037,615</u>	<u>5,037,615</u>	<u>4,626,872</u>	<u>(410,743)</u>
<b>Net Change in Fund Balance</b>	105,000	105,000	152,800	47,800
<b>Fund Balance - Beginning of Year</b>	<u>1,128,154</u>	<u>1,128,154</u>	<u>1,042,195</u>	<u>(85,959)</u>
<b>Fund Balance - End of Year</b>	<u>\$ 1,233,154</u>	<u>\$ 1,233,154</u>	<u>\$ 1,194,995</u>	<u>\$ (38,159)</u>

*See note to budgetary comparison schedule.*

# NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

## NOTE TO BUDGETARY COMPARISON SCHEDULE

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

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### NOTE 1. BUDGET AND BUDGETARY ACCOUNTING

A budgetary comparison schedule is presented for the general fund. Budgetary comparison schedules are not required and have not been presented for the major debt service or capital projects funds or for nonmajor funds. The procedures for establishing budgetary data reflected in the budgetary comparison schedule are as follows:

- In June of each year, the Executive Director submits to the Board of Supervisors a proposed operating budget prepared for the fiscal year commencing the following October 1. The operating budget includes proposed expenditures and the means of financing them.
- Public hearings are conducted to obtain landowner comments.
- Prior to October 1, the budget is legally adopted by the Board.
- Changes or amendments to any budgeted expenditure of the District must be approved by the Board of Supervisors. The legal level of budgetary control for the District is exercised at the fund level. There were no supplemental appropriations for the fiscal year ended September 30, 2023.
- The budget for the general fund is adopted on a basis consistent with generally accepted accounting principles except for certain hurricane related expenditures. All appropriations lapse at fiscal year end unless encumbered or specifically designated to be carried forward to the subsequent year. The budgeted amounts presented in the accompanying financial statements are the final authorized amounts for the fiscal year.

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**COMBINING NONMAJOR FINANCIAL  
STATEMENTS  
(SUPPLEMENTARY INFORMATION)**

---

# NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

## COMBINING BALANCE SHEET NONMAJOR GOVERNMENTAL FUNDS

SEPTEMBER 30, 2023

	Special Revenue Funds	Debt Service Funds	Capital Projects Funds	Total Nonmajor Governmental Funds
<b>Assets</b>				
Cash and cash equivalents	\$ 27,567,871	\$ 3,430,363	\$ 6,192,794	\$ 37,191,028
Receivables:				
Assessments	3,312,133	53,400,310	-	56,712,443
Interest	-	5,109	1,259	6,368
Accounts	140,875	45,677	-	186,552
<b>Total Assets</b>	<b>\$ 31,020,879</b>	<b>\$ 56,881,459</b>	<b>\$ 6,194,053</b>	<b>\$ 94,096,391</b>
<b>Liabilities, Deferred Inflows of Resources and Fund Balances</b>				
<b>Liabilities</b>				
Accounts payable	\$ 854,034	\$ -	\$ 1,266	\$ 855,300
Contracts and retainage payable	83,540	-	448,256	531,796
Advances from landowners	256,421	-	-	256,421
Unearned revenue	121,604	-	-	121,604
<b>Total Liabilities</b>	<b>1,315,599</b>	<b>-</b>	<b>449,522</b>	<b>1,765,121</b>
<b>Deferred Inflows of Resources</b>				
Unavailable revenue - special assessments	3,312,133	53,400,310	-	56,712,443
<b>Total liabilities and deferred inflows of resources</b>	<b>4,627,732</b>	<b>53,400,310</b>	<b>449,522</b>	<b>58,477,564</b>
<b>Fund Balances</b>				
Restricted	-	3,481,149	5,744,531	9,225,680
Committed	26,393,147	-	-	26,393,147
<b>Total Fund Balances</b>	<b>26,393,147</b>	<b>3,481,149</b>	<b>5,744,531</b>	<b>35,618,827</b>
<b>Total Liabilities, Deferred Inflows of Resources and Fund Balances</b>	<b>\$ 31,020,879</b>	<b>\$ 56,881,459</b>	<b>\$ 6,194,053</b>	<b>\$ 94,096,391</b>

**NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT**

COMBINING BALANCE SHEET  
NONMAJOR SPECIAL REVENUE FUNDS

SEPTEMBER 30, 2023

	UNIT OF DEVELOPMENT								
	1	2	2A	2C	3	3A	4	5	5A
<b>Assets</b>									
Cash and cash equivalents	\$ 214,752	\$ 522,279	\$ 370,744	\$ 566,794	\$ 480,582	\$ 432,088	\$ 859,146	\$ 803,689	\$ 843,281
Receivables:									
Assessments	-	-	-	-	-	-	-	2,333,227	-
Accounts	270	1,903	648	1,789	1,738	1,248	2,819	2,602	2,062
<b>Total Assets</b>	<u>\$ 215,022</u>	<u>\$ 524,182</u>	<u>\$ 371,392</u>	<u>\$ 568,583</u>	<u>\$ 482,320</u>	<u>\$ 433,336</u>	<u>\$ 861,965</u>	<u>\$ 3,139,518</u>	<u>\$ 845,343</u>
<b>Liabilities, Deferred Inflows of Resources and Fund Balances</b>									
<b>Liabilities</b>									
Accounts payable	\$ 4,104	\$ 10,061	\$ 2,933	\$ 12,150	\$ 18,808	\$ 9,083	\$ 66,556	\$ 3,314	\$ 5,422
Contracts and retainage payable	-	-	-	-	-	-	-	-	-
Advances from landowners	-	-	-	-	-	-	-	-	-
Unearned revenue	360	22,180	1,107	11,569	2,472	-	-	40	-
<b>Total Liabilities</b>	<u>4,464</u>	<u>32,241</u>	<u>4,040</u>	<u>23,719</u>	<u>21,280</u>	<u>9,083</u>	<u>66,556</u>	<u>3,354</u>	<u>5,422</u>
<b>Deferred Inflows of Resources</b>									
Unavailable revenue - special assessments	-	-	-	-	-	-	-	2,333,227	-
<b>Total liabilities and deferred inflows of resources</b>	<u>4,464</u>	<u>32,241</u>	<u>4,040</u>	<u>23,719</u>	<u>21,280</u>	<u>9,083</u>	<u>66,556</u>	<u>2,336,581</u>	<u>5,422</u>
<b>Fund Balances</b>									
Committed	210,558	491,941	367,352	544,864	461,040	424,253	795,409	802,937	839,921
<b>Total Fund Balances</b>	<u>210,558</u>	<u>491,941</u>	<u>367,352</u>	<u>544,864</u>	<u>461,040</u>	<u>424,253</u>	<u>795,409</u>	<u>802,937</u>	<u>839,921</u>
<b>Total Liabilities, Deferred Inflows of Resources and Fund Balances</b>	<u>\$ 215,022</u>	<u>\$ 524,182</u>	<u>\$ 371,392</u>	<u>\$ 568,583</u>	<u>\$ 482,320</u>	<u>\$ 433,336</u>	<u>\$ 861,965</u>	<u>\$ 3,139,518</u>	<u>\$ 845,343</u>

**NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT**

COMBINING BALANCE SHEET  
NONMAJOR SPECIAL REVENUE FUNDS (CONTINUED)

SEPTEMBER 30, 2023

	UNIT OF DEVELOPMENT								
	5B	5C	5D	7	9	9A	9B	11	12
<b>Assets</b>									
Cash and cash equivalents	\$ 188,885	\$ 271,989	\$ 273,496	\$ 410,454	\$ 371,884	\$ 1,230,185	\$ 964,648	\$ 2,530,591	\$ 196,540
Receivables:									
Assessments	-	-	-	-	-	-	-	552,312	-
Accounts	516	233	467	2,642	686	5,022	4,085	21,435	339
<b>Total Assets</b>	<u>\$ 189,401</u>	<u>\$ 272,222</u>	<u>\$ 273,963</u>	<u>\$ 413,096</u>	<u>\$ 372,570</u>	<u>\$ 1,235,207</u>	<u>\$ 968,733</u>	<u>\$ 3,104,338</u>	<u>\$ 196,879</u>
<b>Liabilities, Deferred Inflows of Resources and Fund Balances</b>									
<b>Liabilities</b>									
Accounts payable	\$ 1,953	\$ 183	\$ 1,341	\$ 3,660	\$ 5,404	\$ 47,800	\$ 33,579	\$ 147,994	\$ 630
Contracts and retainage payable	-	-	-	-	-	-	-	41,378	-
Advances from landowners	-	-	-	-	-	-	-	-	-
Unearned revenue	-	-	-	424	-	416	-	-	68
<b>Total Liabilities</b>	<u>1,953</u>	<u>183</u>	<u>1,341</u>	<u>4,084</u>	<u>5,404</u>	<u>48,216</u>	<u>33,579</u>	<u>189,372</u>	<u>698</u>
<b>Deferred Inflows of Resources</b>									
Unavailable revenue - special assessments	-	-	-	-	-	-	-	552,312	-
<b>Total liabilities and deferred inflows of resources</b>	<u>1,953</u>	<u>183</u>	<u>1,341</u>	<u>4,084</u>	<u>5,404</u>	<u>48,216</u>	<u>33,579</u>	<u>741,684</u>	<u>698</u>
<b>Fund Balances</b>									
Committed	187,448	272,039	272,622	409,012	367,166	1,186,991	935,154	2,362,654	196,181
<b>Total Fund Balances</b>	<u>187,448</u>	<u>272,039</u>	<u>272,622</u>	<u>409,012</u>	<u>367,166</u>	<u>1,186,991</u>	<u>935,154</u>	<u>2,362,654</u>	<u>196,181</u>
<b>Total Liabilities, Deferred Inflows of Resources and Fund Balances</b>	<u>\$ 189,401</u>	<u>\$ 272,222</u>	<u>\$ 273,963</u>	<u>\$ 413,096</u>	<u>\$ 372,570</u>	<u>\$ 1,235,207</u>	<u>\$ 968,733</u>	<u>\$ 3,104,338</u>	<u>\$ 196,879</u>

**NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT**

COMBINING BALANCE SHEET  
NONMAJOR SPECIAL REVENUE FUNDS (CONTINUED)

SEPTEMBER 30, 2023

	UNIT OF DEVELOPMENT							
	12A	14	15	16	18	19	19A	20
<b>Assets</b>								
Cash and cash equivalents	\$ 119,188	\$ 866,495	\$ 1,067,789	\$ 1,730,645	\$ 2,357,013	\$ 577,760	\$ 471,073	\$ 372,466
Receivables:								
Assessments	-	296,604	-	-	-	-	-	-
Accounts	126	4,156	4,767	10,717	33,141	2,631	212	1,147
<b>Total Assets</b>	<u>\$ 119,314</u>	<u>\$ 1,167,255</u>	<u>\$ 1,072,556</u>	<u>\$ 1,741,362</u>	<u>\$ 2,390,154</u>	<u>\$ 580,391</u>	<u>\$ 471,285</u>	<u>\$ 373,613</u>
<b>Liabilities, Deferred Inflows of Resources and Fund Balances</b>								
<b>Liabilities</b>								
Accounts payable	\$ 472	\$ 47,192	\$ 47,828	\$ 33,173	\$ 86,517	\$ 19,812	\$ -	\$ 2,841
Contracts and retainage payable	-	-	-	-	-	-	-	42,162
Advances from landowners	-	-	-	-	-	-	-	-
Unearned revenue	-	42,210	-	-	-	210	-	435
<b>Total Liabilities</b>	<u>472</u>	<u>89,402</u>	<u>47,828</u>	<u>33,173</u>	<u>86,517</u>	<u>20,022</u>	<u>-</u>	<u>45,438</u>
<b>Deferred Inflows of Resources</b>								
Unavailable revenue - special assessments	-	296,604	-	-	-	-	-	-
<b>Total liabilities and deferred inflows of resources</b>	<u>472</u>	<u>386,006</u>	<u>47,828</u>	<u>33,173</u>	<u>86,517</u>	<u>20,022</u>	<u>-</u>	<u>45,438</u>
<b>Fund Balances</b>								
Committed	118,842	781,249	1,024,728	1,708,189	2,303,637	560,369	471,285	328,175
<b>Total Fund Balances</b>	<u>118,842</u>	<u>781,249</u>	<u>1,024,728</u>	<u>1,708,189</u>	<u>2,303,637</u>	<u>560,369</u>	<u>471,285</u>	<u>328,175</u>
<b>Total Liabilities, Deferred Inflows of Resources and Fund Balances</b>	<u>\$ 119,314</u>	<u>\$ 1,167,255</u>	<u>\$ 1,072,556</u>	<u>\$ 1,741,362</u>	<u>\$ 2,390,154</u>	<u>\$ 580,391</u>	<u>\$ 471,285</u>	<u>\$ 373,613</u>



**NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT**

COMBINING BALANCE SHEET  
NONMAJOR SPECIAL REVENUE FUNDS (CONTINUED)

SEPTEMBER 30, 2023

	UNIT OF DEVELOPMENT								
	21	23	24	27B	29	31	32	32A	33
<b>Assets</b>									
Cash and cash equivalents	\$ 459,743	\$ 332,605	\$ 840,110	\$ 329,669	\$ 81,698	\$ 1,852,652	\$ 29,918	\$ 38,422	\$ 63,674
Receivables:									
Assessments	-	-	-	-	-	-	-	-	-
Accounts	2,567	1,570	1,222	906	245	3,488	104	28	91
<b>Total Assets</b>	<u>\$ 462,310</u>	<u>\$ 334,175</u>	<u>\$ 841,332</u>	<u>\$ 330,575</u>	<u>\$ 81,943</u>	<u>\$ 1,856,140</u>	<u>\$ 30,022</u>	<u>\$ 38,450</u>	<u>\$ 63,765</u>
<b>Liabilities, Deferred Inflows of Resources and Fund Balances</b>									
<b>Liabilities</b>									
Accounts payable	\$ 37,745	\$ 6,413	\$ 12,185	\$ 531	\$ 952	\$ 81,866	\$ 317	\$ 313	\$ 109
Contracts and retainage payable	-	-	-	-	-	-	-	-	-
Advances from landowners	-	-	-	-	-	221,907	-	-	-
Unearned revenue	190	130	73	350	-	620	-	-	-
<b>Total Liabilities</b>	<u>37,935</u>	<u>6,543</u>	<u>12,258</u>	<u>881</u>	<u>952</u>	<u>304,393</u>	<u>317</u>	<u>313</u>	<u>109</u>
<b>Deferred Inflows of Resources</b>									
Unavailable revenue - special assessments	-	-	-	-	-	-	-	-	-
<b>Total liabilities and deferred inflows of resources</b>	<u>37,935</u>	<u>6,543</u>	<u>12,258</u>	<u>881</u>	<u>952</u>	<u>304,393</u>	<u>317</u>	<u>313</u>	<u>109</u>
<b>Fund Balances</b>									
Committed	424,375	327,632	829,074	329,694	80,991	1,551,747	29,705	38,137	63,656
<b>Total Fund Balances</b>	<u>424,375</u>	<u>327,632</u>	<u>829,074</u>	<u>329,694</u>	<u>80,991</u>	<u>1,551,747</u>	<u>29,705</u>	<u>38,137</u>	<u>63,656</u>
<b>Total Liabilities, Deferred Inflows of Resources and Fund Balances</b>	<u>\$ 462,310</u>	<u>\$ 334,175</u>	<u>\$ 841,332</u>	<u>\$ 330,575</u>	<u>\$ 81,943</u>	<u>\$ 1,856,140</u>	<u>\$ 30,022</u>	<u>\$ 38,450</u>	<u>\$ 63,765</u>

**NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT**

COMBINING BALANCE SHEET  
NONMAJOR SPECIAL REVENUE FUNDS (CONTINUED)

SEPTEMBER 30, 2023

	UNIT OF DEVELOPMENT								
	34	38	41	43	44	45	46	47	49
<b>Assets</b>									
Cash and cash equivalents	\$ 281,642	\$ 354,486	\$ 38,512	\$ 1,162,112	\$ 519,038	\$ 582,398	\$ 291,660	\$ 445,274	\$ 224,067
Receivables:									
Assessments	129,990	-	-	-	-	-	-	-	-
Accounts	955	385	25	4,959	377	2,172	373	255	344
<b>Total Assets</b>	<u>\$ 412,587</u>	<u>\$ 354,871</u>	<u>\$ 38,537</u>	<u>\$ 1,167,071</u>	<u>\$ 519,415</u>	<u>\$ 584,570</u>	<u>\$ 292,033</u>	<u>\$ 445,529</u>	<u>\$ 224,411</u>
<b>Liabilities, Deferred Inflows of Resources and Fund Balances</b>									
<b>Liabilities</b>									
Accounts payable	\$ 5,471	\$ 7	\$ 3	\$ 52,317	\$ 1,065	\$ 26,063	\$ 62	\$ 510	\$ 10,238
Contracts and retainage payable	-	-	-	-	-	-	-	-	-
Advances from landowners	-	-	-	-	-	-	-	-	-
Unearned revenue	190	-	-	1,198	2,280	-	-	54	776
<b>Total Liabilities</b>	<u>5,661</u>	<u>7</u>	<u>3</u>	<u>53,515</u>	<u>3,345</u>	<u>26,063</u>	<u>62</u>	<u>564</u>	<u>11,014</u>
<b>Deferred Inflows of Resources</b>									
Unavailable revenue - special assessments	129,990	-	-	-	-	-	-	-	-
<b>Total liabilities and deferred inflows of resources</b>	<u>135,651</u>	<u>7</u>	<u>3</u>	<u>53,515</u>	<u>3,345</u>	<u>26,063</u>	<u>62</u>	<u>564</u>	<u>11,014</u>
<b>Fund Balances</b>									
Committed	276,936	354,864	38,534	1,113,556	516,070	558,507	291,971	444,965	213,397
<b>Total Fund Balances</b>	<u>276,936</u>	<u>354,864</u>	<u>38,534</u>	<u>1,113,556</u>	<u>516,070</u>	<u>558,507</u>	<u>291,971</u>	<u>444,965</u>	<u>213,397</u>
<b>Total Liabilities, Deferred Inflows of Resources and Fund Balances</b>	<u>\$ 412,587</u>	<u>\$ 354,871</u>	<u>\$ 38,537</u>	<u>\$ 1,167,071</u>	<u>\$ 519,415</u>	<u>\$ 584,570</u>	<u>\$ 292,033</u>	<u>\$ 445,529</u>	<u>\$ 224,411</u>

**NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT**

COMBINING BALANCE SHEET  
NONMAJOR SPECIAL REVENUE FUNDS (CONTINUED)

SEPTEMBER 30, 2023

	UNIT OF DEVELOPMENT			
	51	53	Common Area	Total
<b>Assets</b>				
Cash and cash equivalents	\$ 115,899	\$ 321,992	\$ 107,844	\$ 27,567,871
Receivables:				
Assessments	-	-	-	3,312,133
Accounts	217	510	12,681	140,875
<b>Total Assets</b>	<u>\$ 116,116</u>	<u>\$ 322,502</u>	<u>\$ 120,525</u>	<u>\$ 31,020,879</u>
<b>Liabilities, Deferred Inflows of Resources and Fund Balances</b>				
<b>Liabilities</b>				
Accounts payable	\$ 6	\$ 136	\$ 4,915	\$ 854,034
Contracts and retainage payable	-	-	-	83,540
Advances from landowners	-	34,514	-	256,421
Unearned revenue	-	34,252	-	121,604
<b>Total Liabilities</b>	<u>6</u>	<u>68,902</u>	<u>4,915</u>	<u>1,315,599</u>
<b>Deferred Inflows of Resources</b>				
Unavailable revenue - special assessments	-	-	-	3,312,133
<b>Total liabilities and deferred inflows of resources</b>	<u>6</u>	<u>68,902</u>	<u>4,915</u>	<u>4,627,732</u>
<b>Fund Balances</b>				
Committed	116,110	253,600	115,610	26,393,147
<b>Total Fund Balances</b>	<u>116,110</u>	<u>253,600</u>	<u>115,610</u>	<u>26,393,147</u>
<b>Total Liabilities, Deferred Inflows of Resources and Fund Balances</b>	<u>\$ 116,116</u>	<u>\$ 322,502</u>	<u>\$ 120,525</u>	<u>\$ 31,020,879</u>

**NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT**

COMBINING BALANCE SHEET  
NONMAJOR DEBT SERVICE FUNDS

SEPTEMBER 30, 2023

	UNIT OF DEVELOPMENT							
	2A	3A	5B	9A	9B	16	27B	43
<b>Assets</b>								
Cash and cash equivalents	\$ 43,854	\$ 53,620	\$ 21,532	\$ 782,029	\$ 888,888	\$ 100,134	\$ 46,273	\$ 500,710
Receivables:								
Assessments	3,120,000	1,480,000	760,718	10,532,668	7,140,000	2,680,000	1,845,000	8,920,000
Interest	32	44	16	-	2,985	55	34	4
Accounts	1,712	2,163	2,037	14,371	6,765	2,754	1,167	6,374
<b>Total Assets</b>	<b>\$ 3,165,598</b>	<b>\$ 1,535,827</b>	<b>\$ 784,303</b>	<b>\$ 11,329,068</b>	<b>\$ 8,038,638</b>	<b>\$ 2,782,943</b>	<b>\$ 1,892,474</b>	<b>\$ 9,427,088</b>
<b>Liabilities, Deferred Inflows of Resources and Fund Balances</b>								
<b>Deferred Inflows of Resources</b>								
Unavailable revenue - special assessments	\$ 3,120,000	\$ 1,480,000	\$ 760,718	\$ 10,532,668	\$ 7,140,000	\$ 2,680,000	\$ 1,845,000	\$ 8,920,000
<b>Total liabilities and deferred inflows of resources</b>	<b>3,120,000</b>	<b>1,480,000</b>	<b>760,718</b>	<b>10,532,668</b>	<b>7,140,000</b>	<b>2,680,000</b>	<b>1,845,000</b>	<b>8,920,000</b>
<b>Fund Balances</b>								
Restricted	45,598	55,827	23,585	796,400	898,638	102,943	47,474	507,088
<b>Total Fund Balances</b>	<b>45,598</b>	<b>55,827</b>	<b>23,585</b>	<b>796,400</b>	<b>898,638</b>	<b>102,943</b>	<b>47,474</b>	<b>507,088</b>
<b>Total Liabilities, Deferred Inflows of Resources and Fund Balances</b>	<b>\$ 3,165,598</b>	<b>\$ 1,535,827</b>	<b>\$ 784,303</b>	<b>\$ 11,329,068</b>	<b>\$ 8,038,638</b>	<b>\$ 2,782,943</b>	<b>\$ 1,892,474</b>	<b>\$ 9,427,088</b>

**NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT**

COMBINING BALANCE SHEET  
NONMAJOR DEBT SERVICE FUNDS (CONTINUED)

SEPTEMBER 30, 2023

	UNIT OF DEVELOPMENT			
	44	45	46	Total
<b>Assets</b>				
Cash and cash equivalents	\$ 144,186	\$ 87,076	\$ 762,061	\$ 3,430,363
Receivables:				
Assessments	4,200,000	2,291,924	10,430,000	53,400,310
Interest	75	-	1,864	5,109
Accounts	2,969	1,419	3,946	45,677
<b>Total Assets</b>	<u>\$ 4,347,230</u>	<u>\$ 2,380,419</u>	<u>\$ 11,197,871</u>	<u>\$ 56,881,459</u>
<b>Liabilities, Deferred Inflows of Resources and Fund Balances</b>				
<b>Deferred Inflows of Resources</b>				
Unavailable revenue - special assessments	<u>\$ 4,200,000</u>	<u>\$ 2,291,924</u>	<u>\$ 10,430,000</u>	<u>\$ 53,400,310</u>
<b>Total liabilities and deferred inflows of resources</b>	<u>4,200,000</u>	<u>2,291,924</u>	<u>10,430,000</u>	<u>53,400,310</u>
<b>Fund Balances</b>				
Restricted	<u>147,230</u>	<u>88,495</u>	<u>767,871</u>	<u>3,481,149</u>
<b>Total Fund Balances</b>	<u>147,230</u>	<u>88,495</u>	<u>767,871</u>	<u>3,481,149</u>
<b>Total Liabilities, Deferred Inflows of Resources and Fund Balances</b>	<u>\$ 4,347,230</u>	<u>\$ 2,380,419</u>	<u>\$ 11,197,871</u>	<u>\$ 56,881,459</u>

**NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT**

COMBINING BALANCE SHEET  
NONMAJOR CAPITAL PROJECTS FUNDS

SEPTEMBER 30, 2023

	UNIT OF DEVELOPMENT				
	<u>2C</u>	<u>5</u>	<u>16</u>	<u>25</u>	<u>Total</u>
<b>Assets</b>					
Cash and cash equivalents	\$ 2,832,566	\$ 2,391,179	\$ 948,305	\$ 20,744	\$ 6,192,794
Receivables:					
Interest	-	-	1,259	-	1,259
<b>Total Assets</b>	<u>\$ 2,832,566</u>	<u>\$ 2,391,179</u>	<u>\$ 949,564</u>	<u>\$ 20,744</u>	<u>\$ 6,194,053</u>
<b>Liabilities, Deferred Inflows of Resources and Fund Balances</b>					
<b>Liabilities</b>					
Accounts payable	\$ 1,266	\$ -	\$ -	\$ -	\$ 1,266
Contracts and retainage payable	<u>140,409</u>	<u>2,193</u>	<u>305,654</u>	<u>-</u>	<u>448,256</u>
<b>Total Liabilities</b>	<u>141,675</u>	<u>2,193</u>	<u>305,654</u>	<u>-</u>	<u>449,522</u>
<b>Fund Balances</b>					
Restricted	<u>2,690,891</u>	<u>2,388,986</u>	<u>643,910</u>	<u>20,744</u>	<u>5,744,531</u>
<b>Total Fund Balances</b>	<u>2,690,891</u>	<u>2,388,986</u>	<u>643,910</u>	<u>20,744</u>	<u>5,744,531</u>
<b>Total Liabilities, Deferred Inflows of Resources and Fund Balances</b>	<u>\$ 2,832,566</u>	<u>\$ 2,391,179</u>	<u>\$ 949,564</u>	<u>\$ 20,744</u>	<u>\$ 6,194,053</u>

# NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

## COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES NONMAJOR GOVERNMENTAL FUNDS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

	Special Revenue Funds	Debt Service Funds	Capital Projects Funds	Total Nonmajor Governmental Funds
<b>Revenues</b>				
Non-ad valorem assessments	\$ 17,475,899	\$ 8,879,834	\$ -	\$ 26,355,733
Intergovernmental revenues	298,274	-	-	298,274
Capital contributions from landowners	262,887	-	1,195,992	1,458,879
Investment income	853,380	246,551	172,696	1,272,627
Miscellaneous	309,546	-	-	309,546
<b>Total Revenues</b>	<u>19,199,986</u>	<u>9,126,385</u>	<u>1,368,688</u>	<u>29,695,059</u>
<b>Expenditures</b>				
Current:				
Physical environment	10,799,693	-	-	10,799,693
Capital outlay	1,789,486	-	1,224,640	3,014,126
Debt service:				
Principal	357,561	7,180,194	-	7,537,755
Interest	126,286	1,809,511	-	1,935,797
Other	-	41,415	-	41,415
<b>Total Expenditures</b>	<u>13,073,026</u>	<u>9,031,120</u>	<u>1,224,640</u>	<u>23,328,786</u>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<u>6,126,960</u>	<u>95,265</u>	<u>144,048</u>	<u>6,366,273</u>
<b>Other Financing Sources (Uses)</b>				
Transfers out	(4,545,112)	-	(41,866)	(4,586,978)
<b>Total Other Financing Sources (Uses)</b>	<u>(4,545,112)</u>	<u>-</u>	<u>(41,866)</u>	<u>(4,586,978)</u>
<b>Net Change in Fund Balances</b>	1,581,848	95,265	102,182	1,779,295
<b>Fund Balances - Beginning of Year</b>	<u>24,811,299</u>	<u>3,385,884</u>	<u>5,642,349</u>	<u>33,839,532</u>
<b>Fund Balances - End of Year</b>	<u>\$ 26,393,147</u>	<u>\$ 3,481,149</u>	<u>\$ 5,744,531</u>	<u>\$ 35,618,827</u>

**NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT**

COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES  
NONMAJOR SPECIAL REVENUE FUNDS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

	UNIT OF DEVELOPMENT								
	1	2	2A	2C	3	3A	4	5	5A
<b>Revenues</b>									
Non-ad valorem assessments	\$124,157	\$ 370,791	\$ 124,804	\$344,254	\$354,344	\$ 228,346	\$ 556,491	\$ 504,256	\$ 331,442
Intergovernmental revenues	-	-	-	-	-	-	-	-	-
Capital contributions from landowners	-	-	-	-	11,430	-	-	-	-
Investment income	6,488	15,932	10,275	15,889	13,163	12,349	25,920	25,032	32,570
Miscellaneous	27,187	2,820	26,425	20,711	3,253	190	4,006	60	11,516
<b>Total Revenues</b>	<u>157,832</u>	<u>389,543</u>	<u>161,504</u>	<u>380,854</u>	<u>382,190</u>	<u>240,885</u>	<u>586,417</u>	<u>529,348</u>	<u>375,528</u>
<b>Expenditures</b>									
Current:									
Physical environment	66,372	104,883	29,487	150,269	129,168	92,592	186,002	40,139	543,521
Capital outlay	31,964	12,504	4,507	-	91,303	-	86,853	24,688	-
Debt service:									
Principal	-	-	-	-	-	-	-	66,773	-
Interest	-	-	-	-	-	-	-	85,661	-
<b>Total Expenditures</b>	<u>98,336</u>	<u>117,387</u>	<u>33,994</u>	<u>150,269</u>	<u>220,471</u>	<u>92,592</u>	<u>272,855</u>	<u>217,261</u>	<u>543,521</u>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<u>59,496</u>	<u>272,156</u>	<u>127,510</u>	<u>230,585</u>	<u>161,719</u>	<u>148,293</u>	<u>313,562</u>	<u>312,087</u>	<u>(167,993)</u>
<b>Other Financing Sources (Uses)</b>									
Transfers out	(63,292)	(169,789)	(60,340)	(95,442)	(103,557)	(59,621)	(175,450)	(127,211)	(142,591)
<b>Total Other Financing Sources (Uses)</b>	<u>(63,292)</u>	<u>(169,789)</u>	<u>(60,340)</u>	<u>(95,442)</u>	<u>(103,557)</u>	<u>(59,621)</u>	<u>(175,450)</u>	<u>(127,211)</u>	<u>(142,591)</u>
<b>Net Change in Fund Balances</b>	(3,796)	102,367	67,170	135,143	58,162	88,672	138,112	184,876	(310,584)
<b>Fund Balances - Beginning of Year</b>	<u>214,354</u>	<u>389,574</u>	<u>300,182</u>	<u>409,721</u>	<u>402,878</u>	<u>335,581</u>	<u>657,297</u>	<u>618,061</u>	<u>1,150,505</u>
<b>Fund Balances - End of Year</b>	<u>\$210,558</u>	<u>\$ 491,941</u>	<u>\$ 367,352</u>	<u>\$544,864</u>	<u>\$461,040</u>	<u>\$ 424,253</u>	<u>\$ 795,409</u>	<u>\$ 802,937</u>	<u>\$ 839,921</u>



**NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT**

COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES  
NONMAJOR SPECIAL REVENUE FUNDS (CONTINUED)

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

	UNIT OF DEVELOPMENT							
	5B	5C	5D	7	9	9A	9B	11
<b>Revenues</b>								
Non-ad valorem assessments	\$ 99,160	\$ 45,232	\$ 89,813	\$ 116,908	\$ 120,436	\$ 986,836	\$ 801,974	\$ 2,846,942
Intergovernmental revenues	4,702	-	3,004	4,513	-	-	-	11,922
Capital contributions from landowners	-	-	-	-	-	-	-	-
Investment income	5,743	7,235	7,794	11,579	10,452	38,554	30,778	97,750
Miscellaneous	199	199	100	7,132	689	12,378	423	34,567
<b>Total Revenues</b>	<u>109,804</u>	<u>52,666</u>	<u>100,711</u>	<u>140,132</u>	<u>131,577</u>	<u>1,037,768</u>	<u>833,175</u>	<u>2,991,181</u>
<b>Expenditures</b>								
Current:								
Physical environment	59,920	5,927	42,930	36,688	23,565	591,099	512,654	1,657,824
Capital outlay	-	376	-	20,785	3,208	59,512	50,237	700,527
Debt service:								
Principal	-	-	-	-	-	-	-	175,092
Interest	-	-	-	-	-	-	-	22,425
<b>Total Expenditures</b>	<u>59,920</u>	<u>6,303</u>	<u>42,930</u>	<u>57,473</u>	<u>26,773</u>	<u>650,611</u>	<u>562,891</u>	<u>2,555,868</u>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<u>49,884</u>	<u>46,363</u>	<u>57,781</u>	<u>82,659</u>	<u>104,804</u>	<u>387,157</u>	<u>270,284</u>	<u>435,313</u>
<b>Other Financing Sources (Uses)</b>								
Transfers out	<u>(46,007)</u>	<u>(20,427)</u>	<u>(47,866)</u>	<u>(62,175)</u>	<u>(70,295)</u>	<u>(215,312)</u>	<u>(156,064)</u>	<u>(631,264)</u>
<b>Total Other Financing Sources (Uses)</b>	<u>(46,007)</u>	<u>(20,427)</u>	<u>(47,866)</u>	<u>(62,175)</u>	<u>(70,295)</u>	<u>(215,312)</u>	<u>(156,064)</u>	<u>(631,264)</u>
<b>Net Change in Fund Balances</b>	3,877	25,936	9,915	20,484	34,509	171,845	114,220	(195,951)
<b>Fund Balances - Beginning of Year</b>	<u>183,571</u>	<u>246,103</u>	<u>262,707</u>	<u>388,528</u>	<u>332,657</u>	<u>1,015,146</u>	<u>820,934</u>	<u>2,558,605</u>
<b>Fund Balances - End of Year</b>	<u>\$187,448</u>	<u>\$272,039</u>	<u>\$272,622</u>	<u>\$409,012</u>	<u>\$367,166</u>	<u>\$1,186,991</u>	<u>\$935,154</u>	<u>\$2,362,654</u>

## NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

### COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES NONMAJOR SPECIAL REVENUE FUNDS (CONTINUED)

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

	UNIT OF DEVELOPMENT							
	12	12A	14	15	16	18	19	19A
<b>Revenues</b>								
Non-ad valorem assessments	\$ 65,197	\$ 24,105	\$ 804,656	\$ 928,467	\$ 1,212,591	\$ 1,650,853	\$ 503,429	\$ 40,629
Intergovernmental revenues	-	-	4,284	-	-	253,897	-	-
Capital contributions from landowners	-	-	-	-	-	23,301	-	-
Investment income	5,601	3,189	29,261	32,911	50,076	71,110	17,980	12,794
Miscellaneous	3,339	-	33,763	5,190	76,224	2,901	6,705	-
<b>Total Revenues</b>	<b>74,137</b>	<b>27,294</b>	<b>871,964</b>	<b>966,568</b>	<b>1,338,891</b>	<b>2,002,062</b>	<b>528,114</b>	<b>53,423</b>
<b>Expenditures</b>								
Current:								
Physical environment	7,835	5,004	543,681	496,613	731,996	1,610,641	223,047	269
Capital outlay	4,224	-	23,030	55,590	4,112	32,876	84,144	63,775
Debt service:								
Principal	-	-	94,028	-	-	-	-	-
Interest	-	-	12,043	-	-	-	-	-
<b>Total Expenditures</b>	<b>12,059</b>	<b>5,004</b>	<b>672,782</b>	<b>552,203</b>	<b>736,108</b>	<b>1,643,517</b>	<b>307,191</b>	<b>64,044</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>62,078</b>	<b>22,290</b>	<b>199,182</b>	<b>414,365</b>	<b>602,783</b>	<b>358,545</b>	<b>220,923</b>	<b>(10,621)</b>
<b>Other Financing Sources (Uses)</b>								
Transfers out	(47,110)	(9,305)	(158,536)	(154,292)	(207,163)	(316,071)	(109,911)	(12,396)
<b>Total Other Financing Sources (Uses)</b>	<b>(47,110)</b>	<b>(9,305)</b>	<b>(158,536)</b>	<b>(154,292)</b>	<b>(207,163)</b>	<b>(316,071)</b>	<b>(109,911)</b>	<b>(12,396)</b>
<b>Net Change in Fund Balances</b>	<b>14,968</b>	<b>12,985</b>	<b>40,646</b>	<b>260,073</b>	<b>395,620</b>	<b>42,474</b>	<b>111,012</b>	<b>(23,017)</b>
<b>Fund Balances - Beginning of Year</b>	<b>181,213</b>	<b>105,857</b>	<b>740,603</b>	<b>764,655</b>	<b>1,312,569</b>	<b>2,261,163</b>	<b>449,357</b>	<b>494,302</b>
<b>Fund Balances - End of Year</b>	<b>\$ 196,181</b>	<b>\$ 118,842</b>	<b>\$ 781,249</b>	<b>\$ 1,024,728</b>	<b>\$ 1,708,189</b>	<b>\$ 2,303,637</b>	<b>\$ 560,369</b>	<b>\$ 471,285</b>

## NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

### COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES NONMAJOR SPECIAL REVENUE FUNDS (CONTINUED)

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

	UNIT OF DEVELOPMENT							
	20	21	23	24	27B	29	31	32
<b>Revenues</b>								
Non-ad valorem assessments	\$ 231,249	\$ 496,191	\$ 309,094	\$ 235,247	\$ 174,262	\$ 47,117	\$ 668,972	\$ 19,909
Intergovernmental revenues	-	3,126	-	568	-	-	-	-
Capital contributions from landowners	-	136,531	-	-	-	-	-	-
Investment income	12,715	15,139	10,660	23,569	9,720	3,129	57,990	845
Miscellaneous	1,345	299	510	5,319	1,150	-	4,771	(180)
<b>Total Revenues</b>	<u>245,309</u>	<u>651,286</u>	<u>320,264</u>	<u>264,703</u>	<u>185,132</u>	<u>50,246</u>	<u>731,733</u>	<u>20,574</u>
<b>Expenditures</b>								
Current:								
Physical environment	20,335	429,200	168,680	152,645	67,546	126,514	859,097	3,964
Capital outlay	235,784	9,661	1,343	596	739	180	126,977	76
Debt service:								
Principal	-	-	-	-	-	-	-	-
Interest	-	-	-	-	-	-	-	-
<b>Total Expenditures</b>	<u>256,119</u>	<u>438,861</u>	<u>170,023</u>	<u>153,241</u>	<u>68,285</u>	<u>126,694</u>	<u>986,074</u>	<u>4,040</u>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<u>(10,810)</u>	<u>212,425</u>	<u>150,241</u>	<u>111,462</u>	<u>116,847</u>	<u>(76,448)</u>	<u>(254,341)</u>	<u>16,534</u>
<b>Other Financing Sources (Uses)</b>								
Transfers out	<u>(40,132)</u>	<u>(187,387)</u>	<u>(78,115)</u>	<u>(102,045)</u>	<u>(50,714)</u>	<u>(27,433)</u>	<u>(207,660)</u>	<u>(6,011)</u>
<b>Total Other Financing Sources (Uses)</b>	<u>(40,132)</u>	<u>(187,387)</u>	<u>(78,115)</u>	<u>(102,045)</u>	<u>(50,714)</u>	<u>(27,433)</u>	<u>(207,660)</u>	<u>(6,011)</u>
<b>Net Change in Fund Balances</b>	(50,942)	25,038	72,126	9,417	66,133	(103,881)	(462,001)	10,523
<b>Fund Balances - Beginning of Year</b>	<u>379,117</u>	<u>399,337</u>	<u>255,506</u>	<u>819,657</u>	<u>263,561</u>	<u>184,872</u>	<u>2,013,748</u>	<u>19,182</u>
<b>Fund Balances - End of Year</b>	<u>\$ 328,175</u>	<u>\$ 424,375</u>	<u>\$ 327,632</u>	<u>\$ 829,074</u>	<u>\$ 329,694</u>	<u>\$ 80,991</u>	<u>\$ 1,551,747</u>	<u>\$ 29,705</u>

**NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT**

COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES  
NONMAJOR SPECIAL REVENUE FUNDS (CONTINUED)

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

	UNIT OF DEVELOPMENT								
	32A	33	34	38	41	43	44	45	46
<b>Revenues</b>									
Non-ad valorem assessments	\$ 5,256	\$ 16,365	\$182,006	\$ 73,302	\$ 4,792	\$ 954,634	\$ 72,818	\$ 415,348	\$ 39,122
Intergovernmental revenues	-	-	-	-	-	12,258	-	-	-
Capital contributions from landowners	-	-	-	-	-	-	-	-	-
Investment income	1,028	1,795	8,877	9,309	1,049	36,848	14,586	16,507	7,723
Miscellaneous	-	-	810	-	-	1,312	1,366	-	120
<b>Total Revenues</b>	<u>6,284</u>	<u>18,160</u>	<u>191,693</u>	<u>82,611</u>	<u>5,841</u>	<u>1,005,052</u>	<u>88,770</u>	<u>431,855</u>	<u>46,965</u>
<b>Expenditures</b>									
Current:									
Physical environment	3,430	5,829	63,885	555	1,360	669,260	66,768	119,857	2,319
Capital outlay	-	108	127	135	53	53,375	270	442	1,130
Debt service:									
Principal	-	-	21,668	-	-	-	-	-	-
Interest	-	-	6,157	-	-	-	-	-	-
<b>Total Expenditures</b>	<u>3,430</u>	<u>5,937</u>	<u>91,837</u>	<u>690</u>	<u>1,413</u>	<u>722,635</u>	<u>67,038</u>	<u>120,299</u>	<u>3,449</u>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<u>2,854</u>	<u>12,223</u>	<u>99,856</u>	<u>81,921</u>	<u>4,428</u>	<u>282,417</u>	<u>21,732</u>	<u>311,556</u>	<u>43,516</u>
<b>Other Financing Sources (Uses)</b>									
Transfers out	<u>(889)</u>	<u>(8,469)</u>	<u>(66,294)</u>	<u>(20,868)</u>	<u>(4,381)</u>	<u>(247,223)</u>	<u>(42,159)</u>	<u>(81,189)</u>	<u>(20,575)</u>
<b>Total Other Financing Sources (Uses)</b>	<u>(889)</u>	<u>(8,469)</u>	<u>(66,294)</u>	<u>(20,868)</u>	<u>(4,381)</u>	<u>(247,223)</u>	<u>(42,159)</u>	<u>(81,189)</u>	<u>(20,575)</u>
<b>Net Change in Fund Balances</b>	1,965	3,754	33,562	61,053	47	35,194	(20,427)	230,367	22,941
<b>Fund Balances - Beginning of Year</b>	<u>36,172</u>	<u>59,902</u>	<u>243,374</u>	<u>293,811</u>	<u>38,487</u>	<u>1,078,362</u>	<u>536,497</u>	<u>328,140</u>	<u>269,030</u>
<b>Fund Balances - End of Year</b>	<u>\$ 38,137</u>	<u>\$ 63,656</u>	<u>\$276,936</u>	<u>\$ 354,864</u>	<u>\$38,534</u>	<u>\$ 1,113,556</u>	<u>\$ 516,070</u>	<u>\$ 558,507</u>	<u>\$ 291,971</u>

**NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT**

COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES  
NONMAJOR SPECIAL REVENUE FUNDS (CONTINUED)

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

	UNIT OF DEVELOPMENT					Total
	47	49	51	53	Common Area	
<b>Revenues</b>						
Non-ad valorem assessments	\$ 48,770	\$ 65,644	\$ 41,433	\$ 98,255	\$ -	\$ 17,475,899
Intergovernmental revenues	-	-	-	-	-	298,274
Capital contributions from landowners	-	-	-	-	91,625	262,887
Investment income	11,698	6,252	3,061	7,691	2,764	853,380
Miscellaneous	2,129	8,482	-	2,136	-	309,546
<b>Total Revenues</b>	<u>62,597</u>	<u>80,378</u>	<u>44,494</u>	<u>108,082</u>	<u>94,389</u>	<u>19,199,986</u>
<b>Expenditures</b>						
Current:						
Physical environment	7,923	48,096	312	6,922	83,070	10,799,693
Capital outlay	1,955	105	106	2,109	-	1,789,486
Debt service:						
Principal	-	-	-	-	-	357,561
Interest	-	-	-	-	-	126,286
<b>Total Expenditures</b>	<u>9,878</u>	<u>48,201</u>	<u>418</u>	<u>9,031</u>	<u>83,070</u>	<u>13,073,026</u>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<u>52,719</u>	<u>32,177</u>	<u>44,076</u>	<u>99,051</u>	<u>11,319</u>	<u>6,126,960</u>
<b>Other Financing Sources (Uses)</b>						
Transfers out	(25,325)	(26,335)	(9,147)	(29,082)	(2,192)	(4,545,112)
<b>Total Other Financing Sources (Uses)</b>	<u>(25,325)</u>	<u>(26,335)</u>	<u>(9,147)</u>	<u>(29,082)</u>	<u>(2,192)</u>	<u>(4,545,112)</u>
<b>Net Change in Fund Balances</b>	27,394	5,842	34,929	69,969	9,127	1,581,848
<b>Fund Balances - Beginning of Year</b>	<u>417,571</u>	<u>207,555</u>	<u>81,181</u>	<u>183,631</u>	<u>106,483</u>	<u>24,811,299</u>
<b>Fund Balances - End of Year</b>	<u>\$ 444,965</u>	<u>\$ 213,397</u>	<u>\$ 116,110</u>	<u>\$ 253,600</u>	<u>\$ 115,610</u>	<u>\$ 26,393,147</u>

**NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT**

COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES  
NONMAJOR DEBT SERVICE FUNDS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

	UNIT OF DEVELOPMENT							
	2A	3A	5B	9A	9B	16	27B	43
<b>Revenues</b>								
Non-ad valorem assessments	\$ 329,654	\$ 415,580	\$ 391,595	\$ 2,786,368	\$ 1,351,313	\$ 544,490	\$ 224,588	\$ 1,229,953
Investment income	7,476	9,314	8,373	52,950	59,379	13,559	5,744	29,401
<b>Total Revenues</b>	<u>337,130</u>	<u>424,894</u>	<u>399,968</u>	<u>2,839,318</u>	<u>1,410,692</u>	<u>558,049</u>	<u>230,332</u>	<u>1,259,354</u>
<b>Expenditures</b>								
Debt service:								
Principal	270,000	325,000	367,959	2,446,674	1,045,000	490,000	180,000	995,000
Interest	83,921	97,019	25,170	384,970	303,925	76,397	40,298	245,892
Other	1,552	1,961	1,847	13,030	6,134	2,497	1,058	5,779
<b>Total Expenditures</b>	<u>355,473</u>	<u>423,980</u>	<u>394,976</u>	<u>2,844,674</u>	<u>1,355,059</u>	<u>568,894</u>	<u>221,356</u>	<u>1,246,671</u>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<u>(18,343)</u>	<u>914</u>	<u>4,992</u>	<u>(5,356)</u>	<u>55,633</u>	<u>(10,845)</u>	<u>8,976</u>	<u>12,683</u>
<b>Net Change in Fund Balances</b>	(18,343)	914	4,992	(5,356)	55,633	(10,845)	8,976	12,683
<b>Fund Balances - Beginning of Year</b>	<u>63,941</u>	<u>54,913</u>	<u>18,593</u>	<u>801,756</u>	<u>843,005</u>	<u>113,788</u>	<u>38,498</u>	<u>494,405</u>
<b>Fund Balances - End of Year</b>	<u>\$ 45,598</u>	<u>\$ 55,827</u>	<u>\$ 23,585</u>	<u>\$ 796,400</u>	<u>\$ 898,638</u>	<u>\$ 102,943</u>	<u>\$ 47,474</u>	<u>\$ 507,088</u>

**NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT**

COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES  
NONMAJOR DEBT SERVICE FUNDS (CONTINUED)

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

	UNIT OF DEVELOPMENT			
	44	45	46	Total
<b>Revenues</b>				
Non-ad valorem assessments	\$ 574,136	\$ 271,409	\$ 760,748	\$ 8,879,834
Investment income	14,124	5,440	40,791	246,551
<b>Total Revenues</b>	<u>588,260</u>	<u>276,849</u>	<u>801,539</u>	<u>9,126,385</u>
<b>Expenditures</b>				
Debt service:				
Principal	445,000	190,561	425,000	7,180,194
Interest	105,496	82,735	363,688	1,809,511
Other	2,692	1,287	3,578	41,415
<b>Total Expenditures</b>	<u>553,188</u>	<u>274,583</u>	<u>792,266</u>	<u>9,031,120</u>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<u>35,072</u>	<u>2,266</u>	<u>9,273</u>	<u>95,265</u>
<b>Net Change in Fund Balances</b>	35,072	2,266	9,273	95,265
<b>Fund Balances - Beginning of Year</b>	<u>112,158</u>	<u>86,229</u>	<u>758,598</u>	<u>3,385,884</u>
<b>Fund Balances - End of Year</b>	<u>\$ 147,230</u>	<u>\$ 88,495</u>	<u>\$ 767,871</u>	<u>\$ 3,481,149</u>

**NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT**

COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES  
NONMAJOR CAPITAL PROJECTS FUNDS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

	UNIT OF DEVELOPMENT				Total
	2C	5	16	25	
<b>Revenues</b>					
Capital contributions from landowners	\$ 605,986	\$ -	\$ 590,006	\$ -	\$ 1,195,992
Investment income	71,875	62,031	38,254	536	172,696
<b>Total Revenues</b>	<u>677,861</u>	<u>62,031</u>	<u>628,260</u>	<u>536</u>	<u>1,368,688</u>
<b>Expenditures</b>					
Capital outlay	438,503	53,386	732,751	-	1,224,640
<b>Total Expenditures</b>	<u>438,503</u>	<u>53,386</u>	<u>732,751</u>	<u>-</u>	<u>1,224,640</u>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<u>239,358</u>	<u>8,645</u>	<u>(104,491)</u>	<u>536</u>	<u>144,048</u>
<b>Other Financing Sources (Uses)</b>					
Transfers out	(27,569)	-	(14,297)	-	(41,866)
<b>Total Other Financing Sources (Uses)</b>	<u>(27,569)</u>	<u>-</u>	<u>(14,297)</u>	<u>-</u>	<u>(41,866)</u>
<b>Net Change in Fund Balances</b>	211,789	8,645	(118,788)	536	102,182
<b>Fund Balances - Beginning of Year</b>	<u>2,479,102</u>	<u>2,380,341</u>	<u>762,698</u>	<u>20,208</u>	<u>5,642,349</u>
<b>Fund Balances - End of Year</b>	<u>\$ 2,690,891</u>	<u>\$ 2,388,986</u>	<u>\$ 643,910</u>	<u>\$ 20,744</u>	<u>\$ 5,744,531</u>



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**OTHER SUPPLEMENTARY FINANCIAL  
DATA AND SCHEDULES  
(SUPPLEMENTARY INFORMATION)**

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# NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

## COMBINED SCHEDULE OF DEBT PAYABLE

SEPTEMBER 30, 2023

<u>Special Assessment Debt with Government Commitment</u>	<u>Interest Rates</u>	<u>Issue Date</u>	<u>Final Maturity</u>	<u>Annual Debt Service Requirement</u>	<u>Issued</u>	<u>Cumulative Retirements</u>	<u>Outstanding</u>
<u>Unit of Development No.</u>							
2A Water Control and Improvement Refunding Bonds, Series 2023	2.06%	5/3/2023	8/1/2033	Exhibit A-1	\$3,390,000	\$ 270,000	\$ 3,120,000
2C Water Control and Improvement Bonds, Series 2014	4.50%-5.20%	11/13/2014	8/1/2046	Exhibit A-2	59,380,000	7,295,000	52,085,000
2C Water Control and Improvement Bonds, Series 2017	4.00%-5.00%	6/21/2017	8/1/2046	Exhibit A-3	23,495,000	2,330,000	21,165,000
3A Water Control and Improvement Refunding Bonds, Series 2004B	5.375%	3/31/2004	8/1/2027	Exhibit A-4	3,670,000	2,190,000	1,480,000
5 Promissory Note	3.53%	7/27/2022	8/1/2032	Exhibit A-5	2,400,000	66,773	2,333,227
5B Water Control and Improvement Refunding Bonds, Series 2015	2.23%	5/15/2015	8/1/2025	Exhibit A-6	3,473,198	2,712,480	760,718
9A Promissory Note	2.96%	5/3/2013	8/1/2027	Exhibit A-7	32,064,999	21,532,330	10,532,669
9B Water Control and Improvement Refunding Bonds, Series 2015	3.00%-5.00%	5/14/2015	8/1/2029	Exhibit A-8	14,460,000	7,320,000	7,140,000
16 Water Control and Improvement Refunding Bonds, Series 2021	2.41%	12/28/2021	8/1/2032	Exhibit A-9	3,275,000	595,000	2,680,000
27B Water Control and Improvement Refunding Bonds, Series 2021	1.99%	12/28/2021	8/1/2032	Exhibit A-10	2,205,000	360,000	1,845,000
34 Promissory Note	4.00%, Recalculated at put option date on 11/20/2024	11/20/2014	8/1/2029	Exhibit A-11	325,000	195,010	129,990
43 Water Control and Improvement Refunding Bonds, Series 2017B	2.48%	8/1/2017	8/1/2031	Exhibit A-12	11,465,000	2,545,000	8,920,000
44 Water Control and Improvement Refunding Bonds, Series 2021A	2.71%	12/28/2021	8/1/2024	Exhibit A-13	625,000	465,000	160,000
44 Water Control and Improvement Refunding Bonds, Series 2021B	2.22%	12/28/2021	8/1/2031	Exhibit A-14	4,160,000	120,000	4,040,000
45 Promissory Note	3.33%	5/27/2016	8/1/2033	Exhibit A-15	3,503,598	1,211,674	2,291,924
46 Water Control and Improvement Refunding Bonds, Series 2016A	2.50%-3.625%	8/25/2016	8/1/2041	Exhibit A-16	11,930,000	1,500,000	10,430,000
53 Water Control and Improvement Bonds, Series 2015	4.65%-5.50%	12/17/2015	8/1/2046	Exhibit A-17	24,785,000	2,235,000	22,550,000
53 Water Control and Improvement Bonds, Series 2018	4.5%-5.625%	10/25/2018	8/1/2049	Exhibit A-18	10,975,000	675,000	10,300,000
53 Water Control and Improvement Bonds, Series 2021	2.3%-4.0%	3/26/2021	8/1/2051	Exhibit A-19	10,700,000	445,000	10,255,000
11 & 14 Promissory Note	3.075%	11/16/2011	8/1/2026	Exhibit A-20	3,950,000	3,043,680	906,320
<b>Totals</b>					<u>\$ 230,231,795</u>	<u>\$ 57,106,947</u>	<u>\$ 173,124,848</u>

**NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT**

**\$3,390,000**

**Water Control and Improvement Refunding Bonds, Series 2023**

**Unit of Development No. 2A**

**Dated May 3, 2023**

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<u>Year Ending</u> <u>September 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u> <u>Requirement</u>
2024	\$ 275,000	\$ 64,272	\$ 339,272
2025	285,000	58,607	343,607
2026	295,000	52,736	347,736
2027	300,000	46,659	346,659
2028	305,000	40,479	345,479
2029	315,000	34,196	349,196
2030	320,000	27,707	347,707
2031	335,000	21,115	356,115
2032	340,000	14,214	354,214
2033	<u>350,000</u>	<u>7,210</u>	<u>357,210</u>
 <b>Totals</b>	 <u>\$3,120,000</u>	 <u>\$ 367,195</u>	 <u>\$ 3,487,195</u>

**NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT**

**\$59,380,000**

**Water Control and Improvement Bonds, Series 2014**

**Unit of Development No. 2C**

**Dated November 13, 2014**

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<u>Year Ending</u> <u>September 30.</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u> <u>Requirement</u>
2024	\$ 1,240,000	\$ 2,610,050	\$ 3,850,050
2025	1,300,000	2,554,250	3,854,250
2026	1,365,000	2,489,250	3,854,250
2027	1,435,000	2,421,000	3,856,000
2028	1,505,000	2,349,250	3,854,250
2029	1,590,000	2,274,000	3,864,000
2030	1,670,000	2,194,500	3,864,500
2031	1,750,000	2,111,000	3,861,000
2032	1,845,000	2,023,500	3,868,500
2033	1,935,000	1,931,250	3,866,250
2034	2,035,000	1,834,500	3,869,500
2035	2,140,000	1,732,750	3,872,750
2036	2,250,000	1,625,350	3,875,350
2037	2,370,000	1,512,040	3,882,040
2038	2,490,000	1,392,680	3,882,680
2039	2,620,000	1,267,270	3,887,270
2040	2,755,000	1,135,330	3,890,330
2041	2,900,000	996,590	3,896,590
2042	3,045,000	850,550	3,895,550
2043	3,205,000	697,210	3,902,210
2044	3,370,000	535,810	3,905,810
2045	3,545,000	366,100	3,911,100
2046	<u>3,725,000</u>	<u>187,580</u>	<u>3,912,580</u>
<b>Totals</b>	<u>\$52,085,000</u>	<u>\$37,091,810</u>	<u>\$ 89,176,810</u>

**NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT**

**\$23,495,000**

**Water Control and Improvement Bonds, Series 2017**

**Unit of Development No. 2C**

**Dated June 21, 2017**

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<u>Year Ending</u> <u>September 30.</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u> <u>Requirement</u>
2024	\$ 520,000	\$ 1,036,150	\$ 1,556,150
2025	540,000	1,015,350	1,555,350
2026	565,000	993,750	1,558,750
2027	585,000	971,150	1,556,150
2028	615,000	947,750	1,562,750
2029	645,000	917,000	1,562,000
2030	680,000	884,750	1,564,750
2031	710,000	850,750	1,560,750
2032	750,000	815,250	1,565,250
2033	785,000	777,750	1,562,750
2034	825,000	738,500	1,563,500
2035	870,000	697,250	1,567,250
2036	915,000	653,750	1,568,750
2037	960,000	608,000	1,568,000
2038	1,010,000	560,000	1,570,000
2039	1,060,000	509,500	1,569,500
2040	1,115,000	456,500	1,571,500
2041	1,175,000	400,750	1,575,750
2042	1,235,000	342,000	1,577,000
2043	1,295,000	280,250	1,575,250
2044	1,365,000	215,500	1,580,500
2045	1,435,000	147,250	1,582,250
2046	<u>1,510,000</u>	<u>75,500</u>	<u>1,585,500</u>
<b>Totals</b>	<u>\$21,165,000</u>	<u>\$ 14,894,400</u>	<u>\$ 36,059,400</u>

**NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT**

**\$3,670,000**

**Water Control and Improvement Refunding Bonds, Series 2004B**

**Unit of Development No. 3A**

**Dated March 31, 2004**

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<u>Year Ending</u> <u>September 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u> <u>Requirement</u>
2024	\$ 340,000	\$ 79,550	\$ 419,550
2025	360,000	61,275	421,275
2026	380,000	41,925	421,925
2027	<u>400,000</u>	<u>21,500</u>	<u>421,500</u>
<b>Totals</b>	<u>\$1,480,000</u>	<u>\$ 204,250</u>	<u>\$ 1,684,250</u>

**NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT**

**\$2,400,000**

**Promissory Note**

**Unit of Development No. 5**

**Dated July 27, 2022**

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<u>Year Ending</u> <u>September 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u> <u>Requirement</u>
2024	\$ 224,469	\$ 80,399	\$ 304,868
2025	232,462	72,406	304,868
2026	240,741	64,127	304,868
2027	249,314	55,554	304,868
2028	258,192	46,676	304,868
2029	267,387	37,481	304,868
2030	276,909	27,959	304,868
2031	286,770	18,098	304,868
2032	<u>296,983</u>	<u>7,886</u>	<u>304,869</u>
<b>Totals</b>	<b><u>\$2,333,227</u></b>	<b><u>\$ 410,586</u></b>	<b><u>\$ 2,743,813</u></b>

**NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT**

**\$3,473,198**

**Water Control and Improvement Refunding Bonds, Series 2015**

**Unit of Development No. 5B**

**Dated May 15, 2015**

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<u>Year Ending</u> <u>September 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u> <u>Requirement</u>
2024	\$ 376,165	\$ 16,964	\$ 393,129
2025	<u>384,553</u>	<u>8,576</u>	<u>393,129</u>
<b>Totals</b>	<u>\$ 760,718</u>	<u>\$ 25,540</u>	<u>\$ 786,258</u>



**NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT**

**\$32,064,999**  
**Promissory Note**  
**Unit of Development No. 9A**  
**Dated May 3, 2013**

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<u>Year Ending</u> <u>September 30.</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u> <u>Requirement</u>
2024	\$ 2,519,096	\$ 311,767	\$ 2,830,863
2025	2,593,661	237,202	2,830,863
2026	2,670,433	160,429	2,830,862
2027	<u>2,749,479</u>	<u>81,385</u>	<u>2,830,864</u>
<b>Totals</b>	<b><u>\$ 10,532,669</u></b>	<b><u>\$ 790,783</u></b>	<b><u>\$ 11,323,452</u></b>

**NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT**

**\$14,460,000**

**Water Control and Improvement Refunding Bonds, Series 2015**

**Unit of Development No. 9B**

**Dated May 14, 2015**

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<u>Year Ending</u> <u>September 30.</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u> <u>Requirement</u>
2024	\$ 1,095,000	\$ 251,675	\$ 1,346,675
2025	1,135,000	196,925	1,331,925
2026	1,175,000	162,875	1,337,875
2027	1,205,000	126,156	1,331,156
2028	1,245,000	86,994	1,331,994
2029	<u>1,285,000</u>	<u>44,975</u>	<u>1,329,975</u>
<b>Totals</b>	<b><u>\$ 7,140,000</u></b>	<b><u>\$ 869,600</u></b>	<b><u>\$ 8,009,600</u></b>

**NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT**

**\$3,275,000**

**Water Control and Improvement Refunding Bonds, Series 2021**

**Unit of Development No. 16**

**Dated December 28, 2021**

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<u>Year Ending</u> <u>September 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u> <u>Requirement</u>
2024	\$ 510,000	\$ 64,588	\$ 574,588
2025	235,000	52,297	287,297
2026	250,000	46,634	296,634
2027	255,000	40,609	295,609
2028	260,000	34,463	294,463
2029	275,000	28,197	303,197
2030	290,000	21,570	311,570
2031	295,000	14,581	309,581
2032	<u>310,000</u>	<u>7,471</u>	<u>317,471</u>
 <b>Totals</b>	 <b><u>\$2,680,000</u></b>	 <b><u>\$ 310,410</u></b>	 <b><u>\$ 2,990,410</u></b>

**NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT**

**\$2,205,000**

**Water Control and Improvement Refunding Bonds, Series 2021**

**Unit of Development No. 27B**

**Dated December 28, 2021**

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<u>Year Ending</u> <u>September 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u> <u>Requirement</u>
2024	\$ 185,000	\$ 36,716	\$ 221,716
2025	190,000	33,034	223,034
2026	200,000	29,253	229,253
2027	200,000	25,273	225,273
2028	205,000	21,293	226,293
2029	210,000	17,214	227,214
2030	215,000	13,035	228,035
2031	220,000	8,756	228,756
2032	<u>220,000</u>	<u>4,378</u>	<u>224,378</u>
<b>Totals</b>	<b><u>\$1,845,000</u></b>	<b><u>\$ 188,952</u></b>	<b><u>\$ 2,033,952</u></b>

**NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT**

**\$325,000**

**Promissory Note**

**Unit of Development No. 34**

**Dated November 20, 2014**

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<u>Year Ending</u> <u>September 30.</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u> <u>Requirement</u>
2024	\$ 21,668	\$ 5,200	\$ 26,868
2025*	21,668	4,333	26,001
2026*	21,668	3,466	25,134
2027*	21,667	2,600	24,267
2028*	21,667	1,733	23,400
2029*	<u>21,652</u>	<u>866</u>	<u>22,518</u>
<b>Totals</b>	<b><u>\$ 129,990</u></b>	<b><u>\$ 18,198</u></b>	<b><u>\$ 148,188</u></b>

\*Interest to be recalculated at put option on 11/20/2024.

**NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT**

**\$11,465,000**

**Water Control and Improvement Refunding Bonds, Series 2017B**

**Unit of Development No. 43**

**Dated August 1, 2017**

<u>Year Ending</u> <u>September 30.</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u> <u>Requirement</u>
2024	\$ 1,020,000	\$ 221,216	\$ 1,241,216
2025	1,045,000	195,920	1,240,920
2026	1,075,000	170,004	1,245,004
2027	1,100,000	143,344	1,243,344
2028	1,125,000	116,064	1,241,064
2029	1,155,000	88,164	1,243,164
2030	1,185,000	59,520	1,244,520
2031	<u>1,215,000</u>	<u>30,132</u>	<u>1,245,132</u>
<b>Totals</b>	<u>\$ 8,920,000</u>	<u>\$ 1,024,364</u>	<u>\$ 9,944,364</u>

**NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT**

**\$625,000**

**Water Control and Improvement Refunding Bonds, Series 2021A**

**Unit of Development No. 44**

**Dated December 28, 2021**

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Year Ending <u>September 30,</u>	<u>Principal</u>	<u>Interest</u>	Total <u>Requirement</u>
2024	<u>160,000</u>	<u>4,336</u>	<u>164,336</u>
<b>Totals</b>	<b><u>\$ 160,000</u></b>	<b><u>\$ 4,336</u></b>	<b><u>\$ 164,336</u></b>

**NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT**

**\$4,160,000**

**Water Control and Improvement Refunding Bonds, Series 2021B**

**Unit of Development No. 44**

**Dated December 28, 2021**

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<u>Year Ending</u> <u>September 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u> <u>Requirement</u>
2024	\$ 300,000	\$ 89,688	\$ 389,688
2025	480,000	83,028	563,028
2026	500,000	72,372	572,372
2027	515,000	61,272	576,272
2028	530,000	49,839	579,839
2029	550,000	38,073	588,073
2030	570,000	25,863	595,863
2031	<u>595,000</u>	<u>13,209</u>	<u>608,209</u>
<b>Totals</b>	<b><u>\$4,040,000</u></b>	<b><u>\$ 433,344</u></b>	<b><u>\$ 4,473,344</u></b>



**NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT**

**\$3,503,598**

**Promissory Note**

**Unit of Development No. 45**

**Dated May 27, 2016**

<u>Year Ending</u> <u>September 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u> <u>Requirement</u>
2024	\$ 196,907	\$ 76,321	\$ 273,228
2025	203,464	69,764	273,228
2026	210,239	62,989	273,228
2027	217,240	55,988	273,228
2028	224,474	48,754	273,228
2029	231,949	41,279	273,228
2030	239,673	33,555	273,228
2031	247,654	25,574	273,228
2032	255,901	17,327	273,228
2033	<u>264,423</u>	<u>8,805</u>	<u>273,228</u>
<b>Totals</b>	<u>\$2,291,924</u>	<u>\$ 440,356</u>	<u>\$ 2,732,280</u>

**NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT**

**\$11,930,000**

**Water Control and Improvement Refunding Bonds, Series 2016A**

**Unit of Development No. 46**

**Dated August 25, 2016**

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<u>Year Ending</u> <u>September 30.</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u> <u>Requirement</u>
2024	\$ 435,000	\$ 350,938	\$ 785,938
2025	445,000	340,063	785,063
2026	460,000	328,938	788,938
2027	470,000	315,138	785,138
2028	490,000	301,038	791,038
2029	505,000	285,113	790,113
2030	520,000	268,700	788,700
2031	540,000	251,800	791,800
2032	555,000	234,250	789,250
2033	575,000	214,825	789,825
2034	595,000	194,700	789,700
2035	620,000	173,875	793,875
2036	640,000	152,175	792,175
2037	670,000	129,775	799,775
2038	690,000	105,488	795,488
2039	720,000	80,475	800,475
2040	745,000	54,375	799,375
2041	<u>755,000</u>	<u>27,369</u>	<u>782,369</u>
<b>Totals</b>	<u>\$ 10,430,000</u>	<u>\$ 3,809,035</u>	<u>\$ 14,239,035</u>

**NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT**

**\$24,785,000**

**Water Control and Improvement Bonds, Series 2015**

**Unit of Development No. 53**

**Dated December 17, 2015**

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<u>Year Ending</u> <u>September 30.</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u> <u>Requirement</u>
2024	\$ 515,000	\$ 1,220,355	\$ 1,735,355
2025	540,000	1,196,408	1,736,408
2026	565,000	1,171,298	1,736,298
2027	595,000	1,141,070	1,736,070
2028	630,000	1,109,238	1,739,238
2029	665,000	1,075,533	1,740,533
2030	700,000	1,039,955	1,739,955
2031	740,000	1,002,505	1,742,505
2032	780,000	962,915	1,742,915
2033	825,000	921,185	1,746,185
2034	870,000	877,048	1,747,048
2035	915,000	830,503	1,745,503
2036	965,000	781,550	1,746,550
2037	1,020,000	728,475	1,748,475
2038	1,080,000	672,375	1,752,375
2039	1,140,000	612,975	1,752,975
2040	1,205,000	550,275	1,755,275
2041	1,275,000	484,000	1,759,000
2042	1,345,000	413,875	1,758,875
2043	1,420,000	339,900	1,759,900
2044	1,500,000	261,800	1,761,800
2045	1,585,000	179,300	1,764,300
2046	<u>1,675,000</u>	<u>92,125</u>	<u>1,767,125</u>
<b>Totals</b>	<u>\$22,550,000</u>	<u>\$17,664,663</u>	<u>\$ 40,214,663</u>

**NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT**

**\$10,975,000**

**Water Control and Improvement Bonds, Series 2018**

**Unit of Development No. 53**

**Dated October 25, 2018**

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<u>Year Ending</u> <u>September 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u> <u>Requirement</u>
2024	\$ 190,000	\$ 564,888	\$ 754,888
2025	200,000	556,338	756,338
2026	210,000	546,588	756,588
2027	220,000	536,350	756,350
2028	230,000	525,625	755,625
2029	240,000	514,413	754,413
2030	255,000	502,713	757,713
2031	265,000	488,688	753,688
2032	280,000	474,113	754,113
2033	300,000	458,713	758,713
2034	315,000	442,213	757,213
2035	335,000	424,888	759,888
2036	350,000	406,463	756,463
2037	370,000	387,213	757,213
2038	395,000	366,863	761,863
2039	415,000	345,138	760,138
2040	440,000	322,313	762,313
2041	465,000	297,563	762,563
2042	490,000	271,406	761,406
2043	520,000	243,844	763,844
2044	550,000	214,594	764,594
2045	580,000	183,656	763,656
2046	615,000	151,031	766,031
2047	650,000	116,438	766,438
2048	690,000	79,875	769,875
2049	<u>730,000</u>	<u>41,063</u>	<u>771,063</u>
<b>Totals</b>	<u>\$ 10,300,000</u>	<u>\$ 9,462,990</u>	<u>\$ 19,762,990</u>

**NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT**

**\$10,700,000**

**Water Control and Improvement Bonds, Series 2021**

**Unit of Development No. 53**

**Dated March 26, 2021**

<u>Year Ending</u> <u>September 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u> <u>Requirement</u>
2024	\$ 230,000	\$ 364,998	\$ 594,998
2025	235,000	359,708	594,708
2026	240,000	354,303	594,303
2027	245,000	348,783	593,783
2028	255,000	341,739	596,739
2029	260,000	334,408	594,408
2030	270,000	326,933	596,933
2031	280,000	319,170	599,170
2032	285,000	311,120	596,120
2033	295,000	301,288	596,288
2034	305,000	291,110	596,110
2035	320,000	280,588	600,588
2036	330,000	269,548	599,548
2037	340,000	258,163	598,163
2038	350,000	246,433	596,433
2039	365,000	234,358	599,358
2040	380,000	221,765	601,765
2041	390,000	208,655	598,655
2042	405,000	195,200	600,200
2043	420,000	179,000	599,000
2044	440,000	162,200	602,200
2045	455,000	144,600	599,600
2046	475,000	126,400	601,400
2047	495,000	107,400	602,400
2048	515,000	87,600	602,600
2049	535,000	67,000	602,000
2050	560,000	45,600	605,600
2051	<u>580,000</u>	<u>23,200</u>	<u>603,200</u>
<b>Totals</b>	<u>\$ 10,255,000</u>	<u>\$ 6,511,270</u>	<u>\$ 16,766,270</u>

**NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT**

**\$3,950,000**

**Promissory Note**

**Units of Development No. 11 & 14**

**Dated November 16, 2011**

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<u>Year Ending</u> <u>September 30.</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u> <u>Requirement</u>
2024	\$ 294,588	\$ 27,869	\$ 322,457
2025	302,041	18,810	320,851
2026	<u>309,691</u>	<u>9,523</u>	<u>319,214</u>
<b>Totals</b>	<u>\$ 906,320</u>	<u>\$ 56,202</u>	<u>\$ 962,522</u>

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**OTHER INFORMATION (UNAUDITED)**

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# NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

## Exhibit 1

### Data Elements As Required By Section 218.39(3)(c), Florida Statutes, and Sections 10.554(1)(i)6 and 10.554(1)(i)(7), Rules of the Auditor General (Unaudited)

<u>Element</u>	<u>Comments</u>	
Number of district employees compensated at 9/30/2023	24	
Number of independent contractors compensated in September 2023	9	
Employee compensation for FYE 9/30/2023 (paid/accrued)	\$2,404,753	
Independent contractor compensation for FYE 9/30/2023	\$946,125	
Construction projects that began on or after October 1; (>\$65k)	Expended (including accruals) through	
	Total Amount	September
<u>Description</u>	<u>Authorized</u>	<u>30, 2023</u>
BallenIsles De-silt and TV	\$226,850	\$226,850
Ibis De-silt and TV	\$138,666	\$138,666
PRJ 633 Unit 16 PBPOC Venture Way Extension Project	\$989,049	\$702,395
U11 Ryder Cup Blvd Pedestrian Crossings	\$78,048	\$39,298
Emergency sink hole repair in Unit 29	\$90,500	\$90,500
Avenue of the Masters Milling and Overlay	\$692,611	\$542,970
Juno Isles Weir Improvements	\$268,000	\$188,000
Alton Phase 2 Final Paving Project	\$1,938,143	\$229,337
Vista Parkway South Culvert Rehabilitation and Replacement Project	\$2,099,930	\$0
Emergency sink hole repair in Unit 5A Vista Parkway	\$115,047	\$115,047
Unit 5A Emerald Dunes Golf Course Slip Line	\$316,430	\$316,430
Emergency pipe rehabilitation with CIPP liner in Unit 14	\$94,976	\$94,976
Emergency sink hole pipe repair with CIPP liner in Unit 14	\$101,614	\$101,614
Budget variance report	See page 47 of financial report	
Ad valorem taxes;		
Millage rate FYE 9/30/2023	Not applicable	
Ad valorem taxes collected FYE 9/30/2023	Not applicable	
Outstanding Bonds:	Not applicable	
Non ad valorem special assessments;		
Special assessment rates FYE 9/30/20223		
Maintenance	\$18.73 - \$80,185.48	
Debt service	\$0 - \$20,357.30	
Special assessments collected FYE 9/30/2023	\$34,848,089	
Outstanding Bonds:	\$173,045,879 - See Note 4	



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## **REPORTING SECTION**

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**INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER  
FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED  
ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE  
WITH *GOVERNMENT AUDITING STANDARDS***

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*), the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of Northern Palm Beach County Improvement District (the "District") as of and for the fiscal year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report thereon dated February 16, 2024.

***Report on Internal Control Over Financial Reporting***

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

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

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

### ***Report on Compliance and Other Matters***

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

### ***Purpose of this Report***

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*Marcum LLP*

West Palm Beach, FL  
February 16, 2024

**MANAGEMENT LETTER IN ACCORDANCE WITH THE RULES OF THE AUDITOR  
GENERAL OF THE STATE OF FLORIDA**

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

***Report on the Financial Statements***

We have audited the financial statements of the Northern Palm Beach County Improvement District (the “District”), as of and for the fiscal year ended September 30, 2023, and have issued our report thereon dated February 16, 2024.

***Auditors’ Responsibility***

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

***Other Reporting Requirements***

We have issued our Independent Auditors’ Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Accountants’ Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated February 16, 2024, should be considered in conjunction with this management letter.

***Prior Audit Findings***

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. There were no findings and recommendations made in the preceding audit report.

***Official Title and Legal Authority***

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. The official title and legal authority is disclosed in the notes. There are no component units related to this District.

### ***Financial Condition and Management***

Sections 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the District met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the District. It is management's responsibility to monitor the District's financial condition, and our financial condition assessment was based in part on representations made by management and review of financial information provided by same. This assessment was done as of the fiscal year end.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

### ***Special District Component Units***

Section 10.554(1)(i)5.c., Rules of the Auditor General, requires, if appropriate, that we communicate the failure of a special district that is a component unit of a county, municipality, or special district, to provide the financial information necessary for proper reporting of the component unit within the audited financial statements of the county, municipality, or special district in accordance with Section 218.39(3)(b), Florida Statutes. The District is not a component unit and does not have any component units.

### ***Specific Information for Special Districts***

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the District reported the required information in Other Information found on page 90.

### ***Additional Matters***

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

***Purpose of this Letter***

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*Marcum LLP*

West Palm Beach, FL  
February 16, 2024



**INDEPENDENT ACCOUNTANTS' REPORT  
ON COMPLIANCE PURSUANT TO SECTION 218.415 FLORIDA STATUTES**

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

We have examined Northern Palm Beach County Improvement District's (the "District") compliance with Section 218.415 Florida Statutes for the fiscal year ended September 30, 2023. Management of the District is responsible for the District's compliance with the specified requirements. Our responsibility is to express an opinion on the District's compliance with the specified requirements based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced above. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

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

Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with Section 218.415 Florida Statutes for the fiscal year ended September 30, 2023.

This report is intended to describe our testing of compliance with Section 218.415 Florida Statutes and it is not suitable for any other purpose.

*Marcum LLP*

West Palm Beach, FL  
February 16, 2024