



**CRA Advisory Board Meeting
Thursday, March 1, 2018 - 6:30 PM
City Commission Chambers
100 E. Boynton Beach Blvd. Boynton Beach, FL 33435
561-737-3256**

ADVISORY BOARD AGENDA

- 1. Call to Order**
- 2. Roll Call**
- 3. Agenda Approval**
 - A. Additions, Deletions, Corrections to the Agenda
 - B. Adoption of Agenda
- 4. Information Only**
 - A. Financial Report Period Ending January 31, 2018
 - B. Financial Report Period Ending February 28, 2018
- 5. Public Comment**
- 6. Consent**
 - A. Approval of CRA Advisory Board Meeting Minutes - January 4, 2018
- 7. Assignments**
 - A. Pending Assignments
 1. None
 - B. Reports on Pending Assignments
 1. None
 - C. New Assignments from February 13, 2018 CRA Board Meeting:
 1. Consideration of Pathways to Prosperity's Grant Agreement for the Boynton Beach CRA Non-Profit Organization Grant Program
 2. Consideration of the Guidelines and Application for the Boynton Beach CRA Non-Profit Organization Grant Funding Program
 3. Discussion Regarding Redevelopment Options for CRA Owned Parcels within the MLK, Jr. Boulevard Corridor
 4. Discussion Regarding Redevelopment for 1110 N. Federal Highway
- 8. CRA Board Items for CRA Advisory Board Review and Recommendations**

A. New Business

1. Consideration of Purchase for the Property Located at 521 N. Federal Highway

9. Future Agenda Items

10. Adjournment

Notice

THE CRA SHALL FURNISH APPROPRIATE AUXILIARY AIDS AND SERVICES WHERE NECESSARY TO AFFORD AN INDIVIDUAL WITH A DISABILITY AN EQUAL OPPORTUNITY TO PARTICIPATE IN AND ENJOY THE BENEFITS OF A SERVICE, PROGRAM OR ACTIVITY CONDUCTED BY THE CRA. PLEASE CONTACT THE CRA, (561) 737-3256, AT LEAST 48 HOURS PRIOR TO THE PROGRAM OR ACTIVITY IN ORDER FOR THE CRA TO REASONABLY ACCOMMODATE YOUR REQUEST.

ADDITIONAL AGENDA ITEMS MAY BE ADDED SUBSEQUENT TO THE PUBLICATION OF THE AGENDA ON THE CRA'S WEBSITE. INFORMATION REGARDING ITEMS ADDED TO THE AGENDA AFTER IT IS PUBLISHED ON THE CRA'S WEBSITE CAN BE OBTAINED FROM THE CRA OFFICE.



ADVISORY BOARD ITEM 4.A.

INFORMATION ONLY

SUBJECT:

Financial Report Period Ending January 31, 2018

SUMMARY:

Attached is the monthly budget report to the CRA Board representing the revenues and expenses for the preceding month.

CRA PLAN/PROJECT/PROGRAM:

2016 Boynton Beach Community Redevelopment Plan and FY 2017-2018 CRA Budget

CRA BOARD OPTIONS:

Approve the CRA's Financial Report Period Ending January 31, 2018.

ATTACHMENTS:

Description

- ▣ **Financial Report January 2018**

BOYNTON BEACH CRA
REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: JANUARY 31ST, 2018

01 -GENERAL FUND
FINANCIAL SUMMARY

	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
REVENUE SUMMARY							
T.I.F.INCOME	11,461,518	11,461,518	0.00	11,811,289.00	0.00 (	349,771.00)	3.05-
MARINA RENT & GRANT INC	1,000,000	1,000,000	12,154.27	263,115.18	0.00	736,884.82	73.69
INVESTMENT INCOME	0	0	0.00	5,849.56	0.00 (	5,849.56)	0.00
MISCELLANEOUS	0	0 (	533.59)	4,499.96	0.00 (	4,499.96)	0.00
TOTAL REVENUES	12,461,518	12,461,518	11,620.68	12,084,753.70	0.00	376,764.30	3.02
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
LEGISLATIVE	30,500	30,500	197.60	3,241.21	3,500.00	23,758.79	77.90
ADMINISTRATIVE	445,240	445,240	29,720.50	130,289.77	0.00	314,950.23	70.74
FINANCE	186,060	186,060	13,730.79	56,061.26	0.00	129,998.74	69.87
INSURANCES	172,500	172,500	3,699.52	111,323.01	0.00	61,176.99	35.46
PROFESSIONAL SERVICES	274,000	274,000	21,966.21	63,714.61	67,882.00	142,403.39	51.97
PLANNING	115,290	115,290	6,440.51	24,682.34	0.00	90,607.66	78.59
BUILDINGS & PROPERTY	592,770	592,770	32,449.72	140,977.07	35,054.88	416,738.05	70.30
MARINA	1,000,000	1,000,000	82,716.13	264,049.73	0.00	735,950.27	73.60
COMMUNICATIONS & TECHNOLO	80,550	80,550	3,770.57	13,954.93	25,415.67	41,179.40	51.12
CONTINGENCY	100,000	100,000	0.00	0.00	0.00	100,000.00	100.00
MARKETING	167,620	167,620	5,986.43	25,005.50	0.00	142,614.50	85.08
SPECIAL EVENTS	86,870	86,870	4,550.91	20,474.20	0.00	66,395.80	76.43
EMPLOYEE BEBEFITS	367,938	367,938	8,050.35	77,772.87	0.00	290,165.13	78.86
DEBT SERVICE	2,140,955	2,140,955	2,140,955.00	2,140,955.00	0.00	0.00	0.00
TRANSFER OUT	6,701,225	6,701,225	6,701,225.00	6,701,225.00	0.00	0.00	0.00
TOTAL EXPENDITURES	12,461,518	12,461,518	9,055,459.24	9,773,726.50	131,852.55	2,555,938.95	20.51
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	0	0 (	9,043,838.56)	2,311,027.20 (	131,852.55)	(2,179,174.65)	0.00

01 -GENERAL FUND

REVENUES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
T.I.F.INCOME							
01-41000 T.I.F. COLLECTIONS	11,461,518	11,461,518	0.00	11,811,289.00	0.00 (	349,771.00)	3.05-
TOTAL T.I.F.INCOME	11,461,518	11,461,518	0.00	11,811,289.00	0.00 (	349,771.00)	3.05-
MARINA RENT & GRANT INC							
01-42115 MARINA RENTS	100,000	100,000	9,242.03	36,446.11	0.00	63,553.89	63.55
01-42116 MISCELLANEOUS RENTS FRO PROPE	0	0	5,433.00	8,753.00	0.00 (	8,753.00)	0.00
01-42117 MARINA FUEL SALES	900,000	900,000	0.00	219,445.26	0.00	680,554.74	75.62
01-42118 MARINA MISC INCOME	0	0 (	2,520.76) (	1,529.19)	0.00	1,529.19	0.00
TOTAL MARINA RENT & GRANT INC	1,000,000	1,000,000	12,154.27	263,115.18	0.00	736,884.82	73.69
MARKETING INCOME							
FESTIVALS & EVENT INCOME							
INVESTMENT INCOME							
01-46100 INTEREST INCOME	0	0	0.00	5,849.56	0.00 (	5,849.56)	0.00
TOTAL INVESTMENT INCOME	0	0	0.00	5,849.56	0.00 (	5,849.56)	0.00
CONTRIBUTIONS & DONATION							
MISCELLANEOUS							
01-48100 MISCELLANEOUS INCOME	0	0 (	533.59)	4,499.96	0.00 (	4,499.96)	0.00
TOTAL MISCELLANEOUS	0	0 (	533.59)	4,499.96	0.00 (	4,499.96)	0.00
OTHER FINANCING SOURCES							
TOTAL REVENUES	12,461,518	12,461,518	11,620.68	12,084,753.70	0.00	376,764.30	3.02

BOYNTON BEACH CRA
REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: JANUARY 31ST, 2018

01 -GENERAL FUND
LEGISLATIVE

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
<hr/>							
PURCHASED/CONTRACT SERV							
01-51010-200 CONTRACTUAL EXPENSE	7,500	7,500	113.00 (	440.05)	3,500.00	4,440.05	59.20
01-51010-216 ADVERTISING & PUBLIC NOTI	6,500	6,500	0.00 (	37.84)	0.00	6,537.84	100.58
01-51010-225 ASSOC. MEETINGS & SEMINAR	15,000	15,000	50.52	3,685.02	0.00	11,314.98	75.43
01-51010-227 DELIVERY SERVICES	750	750	0.00	0.00	0.00	750.00	100.00
TOTAL PURCHASED/CONTRACT SERV	29,750	29,750	163.52	3,207.13	3,500.00	23,042.87	77.46
SUPPLIES							
01-51010-310 OFFICE SUPPLIES	750	750	34.08	34.08	0.00	715.92	95.46
TOTAL SUPPLIES	750	750	34.08	34.08	0.00	715.92	95.46
<hr/>							
TOTAL LEGISLATIVE	30,500	30,500	197.60	3,241.21	3,500.00	23,758.79	77.90

BOYNTON BEACH CRA
REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: JANUARY 31ST, 2018

01 -GENERAL FUND
ADMINISTRATIVE

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
<hr/>							
PERSONNEL SERVICES							
01-51230-100 PERSONNEL SERVICES	384,900	384,900	28,281.35	118,219.43	0.00	266,680.57	69.29
01-51230-115 CAR ALLOWANCE	5,220	5,220	401.52	1,646.20	0.00	3,573.80	68.46
TOTAL PERSONNEL SERVICES	390,120	390,120	28,682.87	119,865.63	0.00	270,254.37	69.27
PURCHASED/CONTRACT SERV							
01-51230-225 ASSOC. MEETINGS & SEMINAR	16,500	16,500	342.96	2,927.82	0.00	13,572.18	82.26
01-51230-226 MEMBERSHIP DUES	11,385	11,385	327.62	5,655.12	0.00	5,729.88	50.33
01-51230-227 DELIVERY SERVICES	500	500	95.19	95.19	0.00	404.81	80.96
01-51230-229 CAREER DEVELOPMENT	16,500	16,500	0.00	0.00	0.00	16,500.00	100.00
TOTAL PURCHASED/CONTRACT SERV	44,885	44,885	765.77	8,678.13	0.00	36,206.87	80.67
SUPPLIES							
01-51230-310 OFFICE SUPPLIES	3,000	3,000	169.35	580.10	0.00	2,419.90	80.66
01-51230-315 POSTAGE	2,500	2,500	0.00	392.52	0.00	2,107.48	84.30
01-51230-340 CELLULAR PHONES	2,880	2,880	102.51	313.89	0.00	2,566.11	89.10
01-51230-355 SUBSCRIPTIONS	605	605	0.00	262.50	0.00	342.50	56.61
01-51230-360 BOOKS & PUBLICATIONS	250	250	0.00	0.00	0.00	250.00	100.00
01-51230-365 OFFICE PRINTING COSTS	0	0	0.00	197.00	0.00	197.00	0.00
TOTAL SUPPLIES	9,235	9,235	271.86	1,746.01	0.00	7,488.99	81.09
CAPITAL EXPENDITURES							
01-51230-400 EQUIPMENT COSTS	1,000	1,000	0.00	0.00	0.00	1,000.00	100.00
TOTAL CAPITAL EXPENDITURES	1,000	1,000	0.00	0.00	0.00	1,000.00	100.00
DEPRECIATION & AMORT							
<hr/>							
TOTAL ADMINISTRATIVE	445,240	445,240	29,720.50	130,289.77	0.00	314,950.23	70.74

BOYNTON BEACH CRA
REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: JANUARY 31ST, 2018

01 -GENERAL FUND
FINANCE

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
PERSONNEL SERVICES							
01-51325-100 PERSONNEL SERVICES	158,000	158,000	13,166.62	53,123.70	0.00	104,876.30	66.38
TOTAL PERSONNEL SERVICES	158,000	158,000	13,166.62	53,123.70	0.00	104,876.30	66.38
PURCHASED/CONTRACT SERV							
01-51325-200 CONTRACTUAL EXPENSE	250	250	0.00	175.00	0.00	75.00	30.00
01-51325-201 BANK FEES	3,000	3,000	72.56	318.07	0.00	2,681.93	89.40
01-51325-225 ASSOC. MEETINGS & SEMINAR	10,450	10,450	46.58	201.22	0.00	10,248.78	98.07
01-51325-226 MEMBERSHIP DUES	820	820	150.00	150.00	0.00	670.00	81.71
01-51325-227 DELIVERY COSTS	500	500	23.17	99.18	0.00	400.82	80.16
01-51325-229 CAREER DEVELOPMENT	5,000	5,000	0.00	0.00	0.00	5,000.00	100.00
TOTAL PURCHASED/CONTRACT SERV	20,020	20,020	292.31	943.47	0.00	19,076.53	95.29
SUPPLIES							
01-51325-310 OFFICE SUPPLIES	2,500	2,500	169.35	462.66	0.00	2,037.34	81.49
01-51325-340 CELLULAR PHONES	1,440	1,440	102.51	364.89	0.00	1,075.11	74.66
01-51325-355 SUBSCRIPTIONS	1,300	1,300	0.00	1,099.00	0.00	201.00	15.46
01-51325-360 BOOKS & PUBLICATIONS	700	700	0.00	0.00	0.00	700.00	100.00
01-51325-365 OFFICE PRINTING COSTS	600	600	0.00	67.54	0.00	532.46	88.74
TOTAL SUPPLIES	6,540	6,540	271.86	1,994.09	0.00	4,545.91	69.51
CAPITAL EXPENDITURES							
01-51325-400 EQUIPMENT COSTS	1,500	1,500	0.00	0.00	0.00	1,500.00	100.00
TOTAL CAPITAL EXPENDITURES	1,500	1,500	0.00	0.00	0.00	1,500.00	100.00
DEPRECIATION & AMORT							
TOTAL FINANCE	186,060	186,060	13,730.79	56,061.26	0.00	129,998.74	69.87

BOYNTON BEACH CRA
REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: JANUARY 31ST, 201801 -GENERAL FUND
INSURANCES

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
<hr/>							
PURCHASED/CONTRACT SERV							
01-51410-213 GENERAL PROPERTY COVERAGE	172,500	172,500	3,699.52	111,323.01	0.00	61,176.99	35.46
TOTAL PURCHASED/CONTRACT SERV	172,500	172,500	3,699.52	111,323.01	0.00	61,176.99	35.46
<hr/>							
TOTAL INSURANCES	172,500	172,500	3,699.52	111,323.01	0.00	61,176.99	35.46

BOYNTON BEACH CRA
REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: JANUARY 31ST, 201801 -GENERAL FUND
PROFESSIONAL SERVICES

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
<hr/>							
PURCHASED/CONTRACT SERV							
01-51420-200 CONTRACTUAL EXPENSE	152,000	152,000	16,769.69	49,280.35	7,990.00	94,729.65	62.32
01-51420-201 CONTRACT LEGAL	100,000	100,000	5,044.52	13,655.26	46,000.00	40,344.74	40.34
01-51420-204 CITY STAFF COSTS	22,000	22,000	152.00	779.00	13,892.00	7,329.00	33.31
TOTAL PURCHASED/CONTRACT SERV	274,000	274,000	21,966.21	63,714.61	67,882.00	142,403.39	51.97
<hr/>							
TOTAL PROFESSIONAL SERVICES	274,000	274,000	21,966.21	63,714.61	67,882.00	142,403.39	51.97

BOYNTON BEACH CRA
REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: JANUARY 31ST, 2018

01 -GENERAL FUND
PLANNING

	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
DEPARTMENTAL EXPENDITURES							
PERSONNEL SERVICES							
01-51440-100 PERSONNEL SERVICES	75,000	75,000	5,896.20	23,055.09	0.00	51,944.91	69.26
TOTAL PERSONNEL SERVICES	75,000	75,000	5,896.20	23,055.09	0.00	51,944.91	69.26
PURCHASED/CONTRACT SERV							
01-51440-225 ASSOC. MEETINGS & SEMINAR	29,820	29,820	73.66	269.11	0.00	29,550.89	99.10
01-51440-226 MEMBERSHIP DUES	350	350	0.00	0.00	0.00	350.00	100.00
01-51440-227 DELIVERY SERVICES	300	300	113.47	113.47	0.00	186.53	62.18
01-51440-229 CAREER DEVELOPMENT	4,300	4,300	0.00	0.00	0.00	4,300.00	100.00
TOTAL PURCHASED/CONTRACT SERV	34,770	34,770	187.13	382.58	0.00	34,387.42	98.90
SUPPLIES							
01-51440-310 OFFICE SUPPLIES	1,500	1,500	171.90	436.65	0.00	1,063.35	70.89
01-51440-340 CELLULAR PHONES	720	720	97.33	389.17	0.00	330.83	45.95
01-51440-355 SUBSCRIPTIONS	1,500	1,500	87.95	263.85	0.00	1,236.15	82.41
01-51440-360 BOOKS & PUBLICATIONS	300	300	0.00	0.00	0.00	300.00	100.00
01-51440-365 OFFICE PRINTING COSTS	1,500	1,500	0.00	155.00	0.00	1,345.00	89.67
TOTAL SUPPLIES	5,520	5,520	357.18	1,244.67	0.00	4,275.33	77.45
CAPITAL EXPENDITURES							
DEPRECIATION & AMORT							
TOTAL PLANNING	115,290	115,290	6,440.51	24,682.34	0.00	90,607.66	78.59

BOYNTON BEACH CRA
REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: JANUARY 31ST, 2018

01 -GENERAL FUND
BUILDINGS & PROPERTY

	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
<hr/>							
PURCHASED/CONTRACT SERV							
01-51620-200 CONTRACTUAL EXPENSE	3,045	3,045	400.00	1,544.91	0.00	1,500.09	49.26
01-51620-201 PROPERTY TAXES & ASSOC. D	75,000	75,000	3,930.98	10,533.77	0.00	64,466.23	85.95
01-51620-205 RENTAL OF OFFICES	100,725	100,725	7,842.88	31,371.52	0.00	69,353.48	68.85
01-51620-208 EQUIPMENT LEASES	20,000	20,000	1,306.23	3,116.19	5,186.85	11,696.96	58.48
01-51620-209 PROPERTY MAINTENENCE COST	355,000	355,000	17,177.72	86,085.61	29,868.03	239,046.36	67.34
01-51620-224 SIGNAGE	15,000	15,000	437.00	1,684.50	0.00	13,315.50	88.77
TOTAL PURCHASED/CONTRACT SERV	568,770	568,770	31,094.81	134,336.50	35,054.88	399,378.62	70.22
SUPPLIES							
01-51620-325 ELECTRICITY COSTS	12,000	12,000	756.98	3,752.01	0.00	8,247.99	68.73
01-51620-326 WATER CHARGES	12,000	12,000	597.93	2,888.56	0.00	9,111.44	75.93
TOTAL SUPPLIES	24,000	24,000	1,354.91	6,640.57	0.00	17,359.43	72.33
CAPITAL EXPENDITURES	_____	_____	_____	_____	_____	_____	_____
DEPRECIATION & AMORT	_____	_____	_____	_____	_____	_____	_____
<hr/>							
TOTAL BUILDINGS & PROPERTY	592,770	592,770	32,449.72	140,977.07	35,054.88	416,738.05	70.30

BOYNTON BEACH CRA
REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: JANUARY 31ST, 2018

01 -GENERAL FUND
MARINA

	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
<hr/>							
PURCHASED/CONTRACT SERV							
01-51630-200 CONTRACTUAL	500	500	0.00	450.00	0.00	50.00	10.00
01-51630-209 PROPERTY MAINTENENCE	25,000	25,000	1,143.00	2,691.00	0.00	22,309.00	89.24
01-51630-241 MARINA FUEL MANAGEMENT	181,435	181,435	15,119.60	60,478.40	0.00	120,956.60	66.67
01-51630-242 MARINE FUEL STATION OVERH	29,500	29,500	2,497.44	6,474.84	0.00	23,025.16	78.05
TOTAL PURCHASED/CONTRACT SERV	236,435	236,435	18,760.04	70,094.24	0.00	166,340.76	70.35
SUPPLIES							
01-51630-310 OFFICE SUPPLIES	1,000	1,000	0.00	271.06	0.00	728.94	72.89
01-51630-325 ELECTRIC COSTS	8,100	8,100	480.08	1,615.79	0.00	6,484.21	80.05
01-51630-326 WATER COSTS	15,000	15,000	751.76	2,670.09	0.00	12,329.91	82.20
01-51630-327 GASOLINE & DEISEL FUEL PU	727,465	727,465	61,715.57	186,022.23	0.00	541,442.77	74.43
01-51630-328 MARINA DIESEL SALES TAX	12,000	12,000	1,008.68	3,376.32	0.00	8,623.68	71.86
TOTAL SUPPLIES	763,565	763,565	63,956.09	193,955.49	0.00	569,609.51	74.60
CAPITAL EXPENDITURES							
<hr/>							
TOTAL MARINA	1,000,000	1,000,000	82,716.13	264,049.73	0.00	735,950.27	73.60

BOYNTON BEACH CRA
REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: JANUARY 31ST, 2018

01 -GENERAL FUND
COMMUNICATIONS & TECHNOLO

	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
<hr/>							
PURCHASED/CONTRACT SERV							
01-51650-200 CONTRACTUAL EXPENSE	3,000	3,000	0.00	0.00	0.00	3,000.00	100.00
01-51650-210 CITY IT SUPPORT	27,000	27,000	0.00	0.00	25,415.67	1,584.33	5.87
01-51650-211 COMPUTER SOFTWARE & LICEN	4,550	4,550	0.00	599.99	0.00	3,950.01	86.81
01-51650-212 FINANCIAL SOFTWARE MAINTEN	29,000	29,000	2,970.00	10,325.31	0.00	18,674.69	64.40
TOTAL PURCHASED/CONTRACT SERV	63,550	63,550	2,970.00	10,925.30	25,415.67	27,209.03	42.82
SUPPLIES							
01-51650-330 TELEPHONE LINES	8,000	8,000	672.17	2,322.35	0.00	5,677.65	70.97
TOTAL SUPPLIES	8,000	8,000	672.17	2,322.35	0.00	5,677.65	70.97
CAPITAL EXPENDITURES							
01-51650-400 EQUIPMENT COSTS	9,000	9,000	128.40	707.28	0.00	8,292.72	92.14
TOTAL CAPITAL EXPENDITURES	9,000	9,000	128.40	707.28	0.00	8,292.72	92.14
<hr/>							
TOTAL COMMUNICATIONS & TECHNOLO	80,550	80,550	3,770.57	13,954.93	25,415.67	41,179.40	51.12

2-01-2018 11:07 AM

BOYNTON BEACH CRA
REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: JANUARY 31ST, 2018

PAGE: 14

01 -GENERAL FUND
CONTINGENCY

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
<hr/>							
PURCHASED/CONTRACT SERV							
01-51990-200 CONTRACTUAL EXPENSE	100,000	100,000	0.00	0.00	0.00	100,000.00	100.00
TOTAL PURCHASED/CONTRACT SERV	100,000	100,000	0.00	0.00	0.00	100,000.00	100.00
<hr/>							
TOTAL CONTINGENCY	100,000	100,000	0.00	0.00	0.00	100,000.00	100.00

01 -GENERAL FUND
TRANSPORTATION

	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
DEPARTMENTAL EXPENDITURES							
PURCHASED/CONTRACT SERV							

01 -GENERAL FUND
INCENTIVES & GRANTS

PAGE: 16

	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
DEPARTMENTAL EXPENDITURES							
PURCHASED/CONTRACT SERV							

BOYNTON BEACH CRA
REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: JANUARY 31ST, 2018

01 -GENERAL FUND
MARKETING

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
<hr/>							
PERSONNEL SERVICES							
01-57400-100 PERSONNEL SERVICES	61,035	61,035	4,824.00	20,778.54	0.00	40,256.46	65.96
TOTAL PERSONNEL SERVICES	61,035	61,035	4,824.00	20,778.54	0.00	40,256.46	65.96
PURCHASED/CONTRACT SERV							
01-57400-216 ADVERTISING & PUBLIC NOTI	58,540	58,540	0.00	0.00	0.00	58,540.00	100.00
01-57400-218 ANNUAL REPORT & BROCHURES	5,000	5,000	354.96	354.96	0.00	4,645.04	92.90
01-57400-225 ASSOC. MEETINGS & SEMINAR	5,900	5,900	0.00	121.41	0.00	5,778.59	97.94
01-57400-226 MEMBERSHIP DUES	5,800	5,800	0.00	0.00	0.00	5,800.00	100.00
01-57400-227 DELIVERY SERVICES	4,000	4,000	0.00	0.00	0.00	4,000.00	100.00
01-57400-229 CAREER DEVELOPMENT	2,500	2,500	0.00	0.00	0.00	2,500.00	100.00
01-57400-236 PHOTOGRAPHY / VIDEOS	15,000	15,000	0.00	2,450.00	0.00	12,550.00	83.67
TOTAL PURCHASED/CONTRACT SERV	96,740	96,740	354.96	2,926.37	0.00	93,813.63	96.98
SUPPLIES							
01-57400-310 OFFICE SUPPLIES	1,500	1,500	175.74	385.48	0.00	1,114.52	74.30
01-57400-340 CELLULAR PHONES	720	720	105.51	388.89	0.00	331.11	45.99
01-57400-355 SUBSCRIPTIONS	1,425	1,425	526.22	526.22	0.00	898.78	63.07
01-57400-360 BOOKS & PUBLICATIONS	200	200	0.00	0.00	0.00	200.00	100.00
01-57400-365 OFFICE PRINTING COSTS	6,000	6,000	0.00	0.00	0.00	6,000.00	100.00
TOTAL SUPPLIES	9,845	9,845	807.47	1,300.59	0.00	8,544.41	86.79
DEPRECIATION & AMORT							
<hr/>							
TOTAL MARKETING	167,620	167,620	5,986.43	25,005.50	0.00	142,614.50	85.08

BOYNTON BEACH CRA
REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: JANUARY 31ST, 2018

01 -GENERAL FUND
SPECIAL EVENTS

	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
<hr/>							
PERSONNEL SERVICES							
01-57500-100 PERSONNEL SERVICES	55,000	55,000	4,336.60	18,780.17	0.00	36,219.83	65.85
TOTAL PERSONNEL SERVICES	55,000	55,000	4,336.60	18,780.17	0.00	36,219.83	65.85
PURCHASED/CONTRACT SERV							
01-57500-225 ASSOC. MEETINGS & SEMINAR	6,100	6,100	0.00	14.79	0.00	6,085.21	99.76
01-57500-226 MEMBERSHIP DUES	500	500	0.00	0.00	0.00	500.00	100.00
01-57500-229 CAREER DEVELOPMENT	2,500	2,500	0.00	0.00	0.00	2,500.00	100.00
TOTAL PURCHASED/CONTRACT SERV	9,100	9,100	0.00	14.79	0.00	9,085.21	99.84
SUPPLIES							
01-57500-310 OFFICE SUPPLIES	1,500	1,500	169.31	547.24	0.00	952.76	63.52
01-57500-340 CELLULAR PHONES	720	720	45.00	132.00	0.00	588.00	81.67
01-57500-355 SUBSCRIPTIONS	250	250	0.00	0.00	0.00	250.00	100.00
01-57500-360 BOOKS & PUBLICATIONS	300	300	0.00	0.00	0.00	300.00	100.00
TOTAL SUPPLIES	2,770	2,770	214.31	679.24	0.00	2,090.76	75.48
CAPITAL EXPENDITURES							
01-57500-400 EQUIPMENT & EVENTS SUPPOR	20,000	20,000	0.00	1,000.00	0.00	19,000.00	95.00
TOTAL CAPITAL EXPENDITURES	20,000	20,000	0.00	1,000.00	0.00	19,000.00	95.00
DEPRECIATION & AMORT							
<hr/>							
TOTAL SPECIAL EVENTS	86,870	86,870	4,550.91	20,474.20	0.00	66,395.80	76.43

01 -GENERAL FUND
DEVELOPMENT PROJECTS

PAGE: 19

	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
DEPARTMENTAL EXPENDITURES							
INTERFUND/ INTERDEPTMENTL							

BOYNTON BEACH CRA
REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: JANUARY 31ST, 2018

01 -GENERAL FUND
EMPLOYEE BEBEBITS

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
PERSONNEL SERVICES							
01-59000-151 F.I.C.A.	46,558	46,558	3,453.33	13,990.36	0.00	32,567.64	69.95
01-59000-152 MEDICARE	10,889	10,889	779.52	3,281.32	0.00	7,607.68	69.87
01-59000-153 RETIREMENT PLAN 401(a)	142,907	142,907	250.00	40,856.00	0.00	102,051.00	71.41
01-59000-154 WORKERS COMP INSURANCE	2,500	2,500	0.00	0.00	0.00	2,500.00	100.00
01-59000-155 HEALTH INSURANCE	99,000	99,000	2,048.01	16,125.81	0.00	82,874.19	83.71
01-59000-156 DENTAL INSURANCE	4,050	4,050	755.16	1,594.42	0.00	2,455.58	60.63
01-59000-157 LIFE INSURANCE	1,350	1,350	270.00	675.00	0.00	675.00	50.00
01-59000-158 SHORT / LONG TERM DISABIL	3,144	3,144	460.74	1,151.84	0.00	1,992.16	63.36
01-59000-159 UNEMPLOYMENT CHARGES	5,000	5,000	0.00	0.00	0.00	5,000.00	100.00
01-59000-160 VISION INSURANCE	540	540	33.59	98.12	0.00	441.88	81.83
01-59000-161 COMPENSATED ABSENSES	52,000	52,000	0.00	0.00	0.00	52,000.00	100.00
TOTAL PERSONNEL SERVICES	367,938	367,938	8,050.35	77,772.87	0.00	290,165.13	78.86
TOTAL EMPLOYEE BEBEBITS	367,938	367,938	8,050.35	77,772.87	0.00	290,165.13	78.86

2-01-2018 11:07 AM

BOYNTON BEACH CRA
REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: JANUARY 31ST, 2018

PAGE: 21

01 -GENERAL FUND
DEBT SERVICE

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
<hr/>							
DEBT SERVICE							
<hr/>							
OTHER FINANCING USES							
01-59800-990 TRANS OUT TO DEBT SERVICE	2,140,955	2,140,955	2,140,955.00	2,140,955.00	0.00	0.00	0.00
TOTAL OTHER FINANCING USES	2,140,955	2,140,955	2,140,955.00	2,140,955.00	0.00	0.00	0.00
<hr/>							
TOTAL DEBT SERVICE	2,140,955	2,140,955	2,140,955.00	2,140,955.00	0.00	0.00	0.00

BOYNTON BEACH CRA
REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: JANUARY 31ST, 2018

01 -GENERAL FUND
TRANSFER OUT

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
<hr/>							
OTHER FINANCING USES							
01-59999-990 INTERFUND TRANSFERS OUT	6,701,225	6,701,225	6,701,225.00	6,701,225.00	0.00	0.00	0.00
TOTAL OTHER FINANCING USES	6,701,225	6,701,225	6,701,225.00	6,701,225.00	0.00	0.00	0.00
<hr/>							
TOTAL TRANSFER OUT	6,701,225	6,701,225	6,701,225.00	6,701,225.00	0.00	0.00	0.00
<hr/>							
TOTAL EXPENDITURES	12,461,518 =====	12,461,518 =====	9,055,459.24 =====	9,773,726.50 =====	131,852.55 =====	2,555,938.95 =====	20.51 =====
REVENUES OVER/ (UNDER) EXPENDITURES	0	0	(9,043,838.56)	2,311,027.20	(131,852.55)	(2,179,174.65)	0.00

BOYNTON BEACH CRA
REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: JANUARY 31ST, 2018

02 -PROJECTS FUND
FINANCIAL SUMMARY

	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
REVENUE SUMMARY							
FESTIVALS & EVENT INCOME	0	0	114.00	49,077.38	0.00 (	49,077.38)	0.00
INVESTMENT INCOME	0	0	0.00	13,037.59	0.00 (	13,037.59)	0.00
MISCELLANEOUS	0	0	597.61	5,668.61	0.00 (	5,668.61)	0.00
OTHER FINANCING SOURCES	10,006,620	10,006,620	6,701,225.00	6,701,225.00	0.00	3,305,395.00	33.03
TOTAL REVENUES	10,006,620	10,006,620	6,701,936.61	6,769,008.58	0.00	3,237,611.42	32.35
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
OPERATING EXPENSES	564,400	564,400	22,190.00 (	15,766.00)	9,600.00	570,566.00	101.09
CAPITAL OUTLAY	6,447,062	6,447,062	23,330.60	87,081.04	3,102,183.56	3,257,797.40	50.53
AFFORDABLE HOUSING	50,000	50,000	0.00	0.00	0.00	50,000.00	100.00
ECONOMIC DEVELOPMENT	1,870,158	1,870,158	97,899.52	139,540.56	119,435.48	1,611,181.96	86.15
PROJECTS AND PROGRAMS	1,075,000	1,075,000	139,307.63	512,273.34	274,928.50	287,798.16	26.77
TOTAL EXPENDITURES	10,006,620	10,006,620	282,727.75	723,128.94	3,506,147.54	5,777,343.52	57.74
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	0	0	6,419,208.86	6,045,879.64	(3,506,147.54)	(2,539,732.10)	0.00

02 -PROJECTS FUND

REVENUES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
FESTIVALS & EVENT INCOME							
02-44100 FESTIVAL & EVENT INCOME	0	0	114.00	49,077.38	0.00 (	49,077.38)	0.00
TOTAL FESTIVALS & EVENT INCOME	0	0	114.00	49,077.38	0.00 (	49,077.38)	0.00
INTERGOVERNMENTAL REV							
INVESTMENT INCOME							
02-46100 INTEREST INCOME	0	0	0.00	13,037.59	0.00 (	13,037.59)	0.00
TOTAL INVESTMENT INCOME	0	0	0.00	13,037.59	0.00 (	13,037.59)	0.00
MISCELLANEOUS							
02-48100 MISCELLANEOUS INCOME	0	0	597.61	5,668.61	0.00 (	5,668.61)	0.00
TOTAL MISCELLANEOUS	0	0	597.61	5,668.61	0.00 (	5,668.61)	0.00
OTHER FINANCING SOURCES							
02-49100 OTHER FINANCING SOURCES	3,305,395	3,305,395	0.00	0.00	0.00	3,305,395.00	100.00
02-49900 TRANSFERS IN	6,701,225	6,701,225	6,701,225.00	6,701,225.00	0.00	0.00	0.00
TOTAL OTHER FINANCING SOURCES	10,006,620	10,006,620	6,701,225.00	6,701,225.00	0.00	3,305,395.00	33.03
TOTAL REVENUES	10,006,620	10,006,620	6,701,936.61	6,769,008.58	0.00	3,237,611.42	32.35

02 -PROJECTS FUND
BOND #2 ISSUE COST

	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
DEPARTMENTAL EXPENDITURES							
CAPITAL EXPENDITURES							

BOYNTON BEACH CRA
REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: JANUARY 31ST, 2018

02 -PROJECTS FUND
OPERATING EXPENSES

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
<hr/>							
PURCHASED/CONTRACT SERV							
02-58100-202 CONTINGENCY EXPENSE	100,000	100,000	0.00	0.00	0.00	100,000.00	100.00
02-58100-203 CONTRACTUAL EXPENSE	325,000	325,000	4,450.00 (	48,100.00)	0.00	373,100.00	114.80
02-58100-207 RENT EXPENSE	14,400	14,400	1,200.00	4,800.00	9,600.00	0.00	0.00
02-58100-213 LEGAL FEES	125,000	125,000	16,540.00	27,534.00	0.00	97,466.00	77.97
TOTAL PURCHASED/CONTRACT SERV	564,400	564,400	22,190.00 (	15,766.00)	9,600.00	570,566.00	101.09
<hr/>							
TOTAL OPERATING EXPENSES	564,400	564,400	22,190.00 (	15,766.00)	9,600.00	570,566.00	101.09

BOYNTON BEACH CRA
REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: JANUARY 31ST, 2018

02 -PROJECTS FUND
CAPITAL OUTLAY

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
<hr/>							
CAPITAL EXPENDITURES							
02-58200-401 BUILDINGS	766,435	766,435	18,976.30	101,407.74	2,183.56	662,843.70	86.48
02-58200-404 CONSTRUCTION IN PROGRESS	200,000	200,000	0.00 (	18,681.00)	0.00	218,681.00	109.34
02-58200-405 SITE WORK AND DEMOLITION	73,957	73,957	0.00	0.00	0.00	73,957.00	100.00
02-58200-406 INFRASTRUCTURE AND STREET	5,406,670	5,406,670	4,354.30	4,354.30	3,100,000.00	2,302,315.70	42.58
TOTAL CAPITAL EXPENDITURES	6,447,062	6,447,062	23,330.60	87,081.04	3,102,183.56	3,257,797.40	50.53
<hr/>							
TOTAL CAPITAL OUTLAY	6,447,062	6,447,062	23,330.60	87,081.04	3,102,183.56	3,257,797.40	50.53

BOYNTON BEACH CRA
REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: JANUARY 31ST, 201802 -PROJECTS FUND
AFFORDABLE HOUSING

	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
DEPARTMENTAL EXPENDITURES							
CAPITAL EXPENDITURES							
02-58300-420 RESIDENTIAL IMPROVEMENT P	50,000	50,000	0.00	0.00	0.00	50,000.00	100.00
TOTAL CAPITAL EXPENDITURES	50,000	50,000	0.00	0.00	0.00	50,000.00	100.00
TOTAL AFFORDABLE HOUSING	50,000	50,000	0.00	0.00	0.00	50,000.00	100.00

BOYNTON BEACH CRA
REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: JANUARY 31ST, 2018

02 -PROJECTS FUND
ECONOMIC DEVELOPMENT

	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
DEPARTMENTAL EXPENDITURES							
CAPITAL EXPENDITURES							
02-58400-443 DIFA-ECONOMIC DEVELOPMENT	1,230,000	1,230,000	0.00	0.00	0.00	1,230,000.00	100.00
02-58400-444 ECONOMIC DEVELOPMENT GRAN	519,158	519,158	92,470.64	108,020.68	119,435.48	291,701.84	56.19
02-58400-445 MARKETING INCENTIVES	121,000	121,000	5,428.88	31,519.88	0.00	89,480.12	73.95
TOTAL CAPITAL EXPENDITURES	1,870,158	1,870,158	97,899.52	139,540.56	119,435.48	1,611,181.96	86.15
TOTAL ECONOMIC DEVELOPMENT	1,870,158	1,870,158	97,899.52	139,540.56	119,435.48	1,611,181.96	86.15

BOYNTON BEACH CRA
REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: JANUARY 31ST, 2018

02 -PROJECTS FUND
PROJECTS AND PROGRAMS

	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
DEPARTMENTAL EXPENDITURES							
CAPITAL EXPENDITURES							
02-58500-460 COMMUNITY POLICING INNOVA	372,000	372,000	102,151.50	102,151.47	269,848.50	0.03	0.00
02-58500-470 COMMUNITY SUPPORT PROJECT	125,000	125,000	0.00	0.00	0.00	125,000.00	100.00
02-58500-480 COMMUNITY SPECIAL EVENTS	578,000	578,000	37,156.13	410,121.87	5,080.00	162,798.13	28.17
TOTAL CAPITAL EXPENDITURES	1,075,000	1,075,000	139,307.63	512,273.34	274,928.50	287,798.16	26.77
TOTAL PROJECTS AND PROGRAMS	1,075,000	1,075,000	139,307.63	512,273.34	274,928.50	287,798.16	26.77

BOYNTON BEACH CRA
REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: JANUARY 31ST, 2018

02 -PROJECTS FUND
TRANSFER OUT - ASSET TRA

	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
DEPARTMENTAL EXPENDITURES							
OTHER FINANCING USES							
TOTAL EXPENDITURES	10,006,620	10,006,620	282,727.75	723,128.94	3,506,147.54	5,777,343.52	57.74
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	0	0	6,419,208.86	6,045,879.64	(3,506,147.54)	(2,539,732.10)	0.00

BOYNTON BEACH CRA
REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: JANUARY 31ST, 2018

03 -DEBT SERVICE
FINANCIAL SUMMARY

	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
REVENUE SUMMARY							
INVESTMENT INCOME	0	0	0.00	110.86	0.00 (	110.86)	0.00
OTHER FINANCING SOURCES	2,140,955	2,140,955	2,140,955.00	2,140,955.00	0.00	0.00	0.00
TOTAL REVENUES	2,140,955	2,140,955	2,140,955.00	2,141,065.86	0.00 (	110.86)	0.01-
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
DEBT SERVICES	2,140,955	2,140,955	0.00	0.00	0.00	2,140,955.00	100.00
TOTAL EXPENDITURES	2,140,955	2,140,955	0.00	0.00	0.00	2,140,955.00	100.00
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	0	0	2,140,955.00	2,141,065.86	0.00 (	2,141,065.86)	0.00

REVENUES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
INVESTMENT INCOME							
03-46100 INTEREST INCOME	0	0	0.00	110.86	0.00 (	110.86)	0.00
TOTAL INVESTMENT INCOME	0	0	0.00	110.86	0.00 (	110.86)	0.00
OTHER FINANCING SOURCES							
03-49900 TRANSFERS IN	2,140,955	2,140,955	2,140,955.00	2,140,955.00	0.00	0.00	0.00
TOTAL OTHER FINANCING SOURCES	2,140,955	2,140,955	2,140,955.00	2,140,955.00	0.00	0.00	0.00
TOTAL REVENUES	2,140,955	2,140,955	2,140,955.00	2,141,065.86	0.00 (	110.86)	0.01-

BOYNTON BEACH CRA
REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: JANUARY 31ST, 2018

03 -DEBT SERVICE
DEBT SERVICES

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
<hr/>							
PURCHASED/CONTRACT SERV	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
<hr/>							
DEBT SERVICE							
03-59800-814 BOND 2012 PRINCIPAL	1,300,000	1,300,000	0.00	0.00	0.00	1,300,000.00	100.00
03-59800-815 BOND 2015 PRINCIPAL	370,000	370,000	0.00	0.00	0.00	370,000.00	100.00
03-59800-824 BOND 2012 INTEREST	328,550	328,550	0.00	0.00	0.00	328,550.00	100.00
03-59800-826 BOND 2015 INTEREST	141,405	141,405	0.00	0.00	0.00	141,405.00	100.00
03-59800-830 FINANCIAL AGENT FEES	1,000	1,000	0.00	0.00	0.00	1,000.00	100.00
TOTAL DEBT SERVICE	2,140,955	2,140,955	0.00	0.00	0.00	2,140,955.00	100.00
<hr/>							
OTHER FINANCING USES	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
<hr/>							
TOTAL DEBT SERVICES	2,140,955	2,140,955	0.00	0.00	0.00	2,140,955.00	100.00

2-01-2018 11:07 AM

BOYNTON BEACH CRA
REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: JANUARY 31ST, 2018

PAGE: 4

03 -DEBT SERVICE
TRANSFER OUT

	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
DEPARTMENTAL EXPENDITURES							
OTHER FINANCING USES							
TOTAL EXPENDITURES	2,140,955	2,140,955	0.00	0.00	0.00	2,140,955.00	100.00
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	0	0	2,140,955.00	2,141,065.86	0.00	(2,141,065.86)	0.00



ADVISORY BOARD ITEM 4.B.

INFORMATION ONLY

SUBJECT:

Financial Report Period Ending February 28, 2018

SUMMARY:

Attached is the monthly budget report to the CRA Board representing the revenues and expenses for the preceding month.

CRA PLAN/PROJECT/PROGRAM:

2016 Boynton Beach Community Redevelopment Plan and FY 2017-2018 CRA Budget

CRA BOARD OPTIONS:

Approve the CRA's Financial Report Period Ending February 28, 2018.

ATTACHMENTS:

Description

- ▣ **Financial Report February 2018**

BOYNTON BEACH CRA
REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2018

01 -GENERAL FUND
FINANCIAL SUMMARY

	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
REVENUE SUMMARY							
T.I.F.INCOME	11,461,518	11,461,518	0.00	11,811,289.00	0.00 (	349,771.00)	3.05-
MARINA RENT & GRANT INC	1,000,000	1,000,000 (	6,218.49)	325,387.04	0.00	674,612.96	67.46
INVESTMENT INCOME	0	0	0.00	13,480.59	0.00 (	13,480.59)	0.00
MISCELLANEOUS	0	0	77.33	6,413.41	0.00 (	6,413.41)	0.00
TOTAL REVENUES	12,461,518	12,461,518 (	6,141.16)	12,156,570.04	0.00	304,947.96	2.45
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
LEGISLATIVE	30,500	30,500	0.00	3,241.21	3,500.00	23,758.79	77.90
ADMINISTRATIVE	445,240	445,240	29,676.37	159,966.14	0.00	285,273.86	64.07
FINANCE	186,060	186,060	12,980.65	69,041.91	0.00	117,018.09	62.89
INSURANCES	172,500	172,500	0.00	111,323.01	0.00	61,176.99	35.46
PROFESSIONAL SERVICES	274,000	274,000	10,535.70	74,250.31	58,277.00	141,472.69	51.63
PLANNING	115,290	115,290	6,124.74	30,807.08	0.00	84,482.92	73.28
BUILDINGS & PROPERTY	592,770	592,770	16,562.48	157,539.55	32,451.39	402,779.06	67.95
MARINA	1,000,000	1,000,000	57,238.19	321,287.92	0.00	678,712.08	67.87
COMMUNICATIONS & TECHNOLO	80,550	80,550	659.57	14,614.50	25,415.67	40,519.83	50.30
CONTINGENCY	100,000	100,000	0.00	0.00	0.00	100,000.00	100.00
MARKETING	167,620	167,620	7,075.84	32,081.34	0.00	135,538.66	80.86
SPECIAL EVENTS	86,870	86,870	4,550.52	25,024.72	0.00	61,845.28	71.19
EMPLOYEE BEBEFITS	367,938	367,938	2,794.09	80,566.96	0.00	287,371.04	78.10
DEBT SERVICE	2,140,955	2,140,955	0.00	2,140,955.00	0.00	0.00	0.00
TRANSFER OUT	6,701,225	6,701,225	0.00	6,701,225.00	0.00	0.00	0.00
TOTAL EXPENDITURES	12,461,518	12,461,518	148,198.15	9,921,924.65	119,644.06	2,419,949.29	19.42
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	0	0 (	154,339.31)	2,234,645.39 (	119,644.06)	(2,115,001.33)	0.00

01 -GENERAL FUND

REVENUES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
T.I.F.INCOME							
01-41000 T.I.F. COLLECTIONS	11,461,518	11,461,518	0.00	11,811,289.00	0.00 (	349,771.00)	3.05-
TOTAL T.I.F.INCOME	11,461,518	11,461,518	0.00	11,811,289.00	0.00 (	349,771.00)	3.05-
MARINA RENT & GRANT INC							
01-42115 MARINA RENTS	100,000	100,000 (	2,669.56)	33,776.55	0.00	66,223.45	66.22
01-42116 MISCELLANEOUS RENTS FRO PROPE	0	0 (	2,033.00)	6,720.00	0.00 (	6,720.00)	0.00
01-42117 MARINA FUEL SALES	900,000	900,000	0.00	285,620.55	0.00	614,379.45	68.26
01-42118 MARINA MISC INCOME	0	0 (	1,515.93) (	730.06)	0.00	730.06	0.00
TOTAL MARINA RENT & GRANT INC	1,000,000	1,000,000 (	6,218.49)	325,387.04	0.00	674,612.96	67.46
MARKETING INCOME							
FESTIVALS & EVENT INCOME							
INVESTMENT INCOME							
01-46100 INTEREST INCOME	0	0	0.00	13,480.59	0.00 (	13,480.59)	0.00
TOTAL INVESTMENT INCOME	0	0	0.00	13,480.59	0.00 (	13,480.59)	0.00
CONTRIBUTIONS & DONATION							
MISCELLANEOUS							
01-48100 MISCELLANEOUS INCOME	0	0	77.33	6,413.41	0.00 (	6,413.41)	0.00
TOTAL MISCELLANEOUS	0	0	77.33	6,413.41	0.00 (	6,413.41)	0.00
OTHER FINANCING SOURCES							
TOTAL REVENUES	12,461,518	12,461,518 (	6,141.16)	12,156,570.04	0.00	304,947.96	2.45

2-23-2018 09:32 AM

BOYNTON BEACH CRA
REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2018

PAGE: 3

01 -GENERAL FUND
LEGISLATIVE

	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
<hr/>							
PURCHASED/CONTRACT SERV							
01-51010-200 CONTRACTUAL EXPENSE	7,500	7,500	0.00 (	440.05)	3,500.00	4,440.05	59.20
01-51010-216 ADVERTISING & PUBLIC NOTI	6,500	6,500	0.00 (	37.84)	0.00	6,537.84	100.58
01-51010-225 ASSOC. MEETINGS & SEMINAR	15,000	15,000	0.00	3,685.02	0.00	11,314.98	75.43
01-51010-227 DELIVERY SERVICES	750	750	0.00	0.00	0.00	750.00	100.00
TOTAL PURCHASED/CONTRACT SERV	29,750	29,750	0.00	3,207.13	3,500.00	23,042.87	77.46
SUPPLIES							
01-51010-310 OFFICE SUPPLIES	750	750	0.00	34.08	0.00	715.92	95.46
TOTAL SUPPLIES	750	750	0.00	34.08	0.00	715.92	95.46
<hr/>							
TOTAL LEGISLATIVE	30,500	30,500	0.00	3,241.21	3,500.00	23,758.79	77.90

BOYNTON BEACH CRA
REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2018

01 -GENERAL FUND
ADMINISTRATIVE

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
<hr/>							
PERSONNEL SERVICES							
01-51230-100 PERSONNEL SERVICES	384,900	384,900	27,677.95	145,897.38	0.00	239,002.62	62.09
01-51230-115 CAR ALLOWANCE	5,220	5,220	401.52	2,047.72	0.00	3,172.28	60.77
TOTAL PERSONNEL SERVICES	390,120	390,120	28,079.47	147,945.10	0.00	242,174.90	62.08
PURCHASED/CONTRACT SERV							
01-51230-225 ASSOC. MEETINGS & SEMINAR	16,500	16,500	1,312.90	4,240.72	0.00	12,259.28	74.30
01-51230-226 MEMBERSHIP DUES	11,385	11,385	0.00	5,655.12	0.00	5,729.88	50.33
01-51230-227 DELIVERY SERVICES	500	500	0.00	95.19	0.00	404.81	80.96
01-51230-229 CAREER DEVELOPMENT	16,500	16,500	0.00	0.00	0.00	16,500.00	100.00
TOTAL PURCHASED/CONTRACT SERV	44,885	44,885	1,312.90	9,991.03	0.00	34,893.97	77.74
SUPPLIES							
01-51230-310 OFFICE SUPPLIES	3,000	3,000	59.96	640.06	0.00	2,359.94	78.66
01-51230-315 POSTAGE	2,500	2,500	121.53	514.05	0.00	1,985.95	79.44
01-51230-340 CELLULAR PHONES	2,880	2,880	102.51	416.40	0.00	2,463.60	85.54
01-51230-355 SUBSCRIPTIONS	605	605	0.00	262.50	0.00	342.50	56.61
01-51230-360 BOOKS & PUBLICATIONS	250	250	0.00	0.00	0.00	250.00	100.00
01-51230-365 OFFICE PRINTING COSTS	0	0	0.00	197.00	0.00 (	197.00)	0.00
TOTAL SUPPLIES	9,235	9,235	284.00	2,030.01	0.00	7,204.99	78.02
CAPITAL EXPENDITURES							
01-51230-400 EQUIPMENT COSTS	1,000	1,000	0.00	0.00	0.00	1,000.00	100.00
TOTAL CAPITAL EXPENDITURES	1,000	1,000	0.00	0.00	0.00	1,000.00	100.00
DEPRECIATION & AMORT							
<hr/>							
TOTAL ADMINISTRATIVE	445,240	445,240	29,676.37	159,966.14	0.00	285,273.86	64.07

BOYNTON BEACH CRA
REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2018

01 -GENERAL FUND
FINANCE

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
PERSONNEL SERVICES							
01-51325-100 PERSONNEL SERVICES	158,000	158,000	12,566.80	65,690.50	0.00	92,309.50	58.42
TOTAL PERSONNEL SERVICES	158,000	158,000	12,566.80	65,690.50	0.00	92,309.50	58.42
PURCHASED/CONTRACT SERV							
01-51325-200 CONTRACTUAL EXPENSE	250	250	0.00	175.00	0.00	75.00	30.00
01-51325-201 BANK FEES	3,000	3,000	157.23	475.30	0.00	2,524.70	84.16
01-51325-225 ASSOC. MEETINGS & SEMINAR	10,450	10,450	20.98	222.20	0.00	10,227.80	97.87
01-51325-226 MEMBERSHIP DUES	820	820	0.00	150.00	0.00	670.00	81.71
01-51325-227 DELIVERY COSTS	500	500	8.67	107.85	0.00	392.15	78.43
01-51325-229 CAREER DEVELOPMENT	5,000	5,000	0.00	0.00	0.00	5,000.00	100.00
TOTAL PURCHASED/CONTRACT SERV	20,020	20,020	186.88	1,130.35	0.00	18,889.65	94.35
SUPPLIES							
01-51325-310 OFFICE SUPPLIES	2,500	2,500	124.46	587.12	0.00	1,912.88	76.52
01-51325-340 CELLULAR PHONES	1,440	1,440	102.51	467.40	0.00	972.60	67.54
01-51325-355 SUBSCRIPTIONS	1,300	1,300	0.00	1,099.00	0.00	201.00	15.46
01-51325-360 BOOKS & PUBLICATIONS	700	700	0.00	0.00	0.00	700.00	100.00
01-51325-365 OFFICE PRINTING COSTS	600	600	0.00	67.54	0.00	532.46	88.74
TOTAL SUPPLIES	6,540	6,540	226.97	2,221.06	0.00	4,318.94	66.04
CAPITAL EXPENDITURES							
01-51325-400 EQUIPMENT COSTS	1,500	1,500	0.00	0.00	0.00	1,500.00	100.00
TOTAL CAPITAL EXPENDITURES	1,500	1,500	0.00	0.00	0.00	1,500.00	100.00
DEPRECIATION & AMORT							
TOTAL FINANCE	186,060	186,060	12,980.65	69,041.91	0.00	117,018.09	62.89

BOYNTON BEACH CRA
REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 201801 -GENERAL FUND
INSURANCES

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
<hr/>							
PURCHASED/CONTRACT SERV							
01-51410-213 GENERAL PROPERTY COVERAGE	172,500	172,500	0.00	111,323.01	0.00	61,176.99	35.46
TOTAL PURCHASED/CONTRACT SERV	172,500	172,500	0.00	111,323.01	0.00	61,176.99	35.46
<hr/>							
TOTAL INSURANCES	172,500	172,500	0.00	111,323.01	0.00	61,176.99	35.46

BOYNTON BEACH CRA
REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2018

01 -GENERAL FUND
PROFESSIONAL SERVICES

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
<hr/>							
PURCHASED/CONTRACT SERV							
01-51420-200 CONTRACTUAL EXPENSE	152,000	152,000	4,605.00	53,885.35	3,385.00	94,729.65	62.32
01-51420-201 CONTRACT LEGAL	100,000	100,000	5,930.70	19,585.96	41,000.00	39,414.04	39.41
01-51420-204 CITY STAFF COSTS	22,000	22,000	0.00	779.00	13,892.00	7,329.00	33.31
TOTAL PURCHASED/CONTRACT SERV	274,000	274,000	10,535.70	74,250.31	58,277.00	141,472.69	51.63
<hr/>							
TOTAL PROFESSIONAL SERVICES	274,000	274,000	10,535.70	74,250.31	58,277.00	141,472.69	51.63

BOYNTON BEACH CRA
REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2018

01 -GENERAL FUND
PLANNING

	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
DEPARTMENTAL EXPENDITURES							
PERSONNEL SERVICES							
01-51440-100 PERSONNEL SERVICES	75,000	75,000	5,896.20	28,951.29	0.00	46,048.71	61.40
TOTAL PERSONNEL SERVICES	75,000	75,000	5,896.20	28,951.29	0.00	46,048.71	61.40
PURCHASED/CONTRACT SERV							
01-51440-225 ASSOC. MEETINGS & SEMINAR	29,820	29,820	0.00	269.11	0.00	29,550.89	99.10
01-51440-226 MEMBERSHIP DUES	350	350	0.00	0.00	0.00	350.00	100.00
01-51440-227 DELIVERY SERVICES	300	300	0.00	113.47	0.00	186.53	62.18
01-51440-229 CAREER DEVELOPMENT	4,300	4,300	0.00	0.00	0.00	4,300.00	100.00
TOTAL PURCHASED/CONTRACT SERV	34,770	34,770	0.00	382.58	0.00	34,387.42	98.90
SUPPLIES							
01-51440-310 OFFICE SUPPLIES	1,500	1,500	43.26	479.91	0.00	1,020.09	68.01
01-51440-340 CELLULAR PHONES	720	720	97.33	486.50	0.00	233.50	32.43
01-51440-355 SUBSCRIPTIONS	1,500	1,500	87.95	351.80	0.00	1,148.20	76.55
01-51440-360 BOOKS & PUBLICATIONS	300	300	0.00	0.00	0.00	300.00	100.00
01-51440-365 OFFICE PRINTING COSTS	1,500	1,500	0.00	155.00	0.00	1,345.00	89.67
TOTAL SUPPLIES	5,520	5,520	228.54	1,473.21	0.00	4,046.79	73.31
CAPITAL EXPENDITURES							
DEPRECIATION & AMORT							
TOTAL PLANNING	115,290	115,290	6,124.74	30,807.08	0.00	84,482.92	73.28

BOYNTON BEACH CRA
REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2018

01 -GENERAL FUND
BUILDINGS & PROPERTY

	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
<hr/>							
PURCHASED/CONTRACT SERV							
01-51620-200 CONTRACTUAL EXPENSE	3,045	3,045	254.91	1,799.82	0.00	1,245.18	40.89
01-51620-201 PROPERTY TAXES & ASSOC. D	75,000	75,000	0.00	10,533.77	0.00	64,466.23	85.95
01-51620-205 RENTAL OF OFFICES	100,725	100,725	7,842.88	39,214.40	0.00	61,510.60	61.07
01-51620-208 EQUIPMENT LEASES	20,000	20,000	525.54	3,641.73	4,741.69	11,616.58	58.08
01-51620-209 PROPERTY MAINTENENCE COST	355,000	355,000	4,932.63	91,018.24	27,709.70	236,272.06	66.56
01-51620-224 SIGNAGE	15,000	15,000	1,489.50	3,174.00	0.00	11,826.00	78.84
TOTAL PURCHASED/CONTRACT SERV	568,770	568,770	15,045.46	149,381.96	32,451.39	386,936.65	68.03
SUPPLIES							
01-51620-325 ELECTRICITY COSTS	12,000	12,000	925.92	4,677.93	0.00	7,322.07	61.02
01-51620-326 WATER CHARGES	12,000	12,000	591.10	3,479.66	0.00	8,520.34	71.00
TOTAL SUPPLIES	24,000	24,000	1,517.02	8,157.59	0.00	15,842.41	66.01
CAPITAL EXPENDITURES	_____	_____	_____	_____	_____	_____	_____
DEPRECIATION & AMORT	_____	_____	_____	_____	_____	_____	_____
<hr/>							
TOTAL BUILDINGS & PROPERTY	592,770	592,770	16,562.48	157,539.55	32,451.39	402,779.06	67.95

BOYNTON BEACH CRA
REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2018

01 -GENERAL FUND
MARINA

	ORIGINAL	AMENDED	MONTHLY	YEAR-TO-DATE	TOTAL	UNENCUMBERED	% OF
DEPARTMENTAL EXPENDITURES	BUDGET	BUDGET	ACTIVITY	BALANCE	ENCUMBERED	BALANCE	BUDGET REMAINING
<hr/>							
PURCHASED/CONTRACT SERV							
01-51630-200 CONTRACTUAL	500	500	0.00	450.00	0.00	50.00	10.00
01-51630-209 PROPERTY MAINTENENCE	25,000	25,000	1,418.88	4,109.88	0.00	20,890.12	83.56
01-51630-241 MARINA FUEL MANAGEMENT	181,435	181,435	15,119.60	75,598.00	0.00	105,837.00	58.33
01-51630-242 MARINE FUEL STATION OVERH	29,500	29,500	1,818.48	8,293.32	0.00	21,206.68	71.89
TOTAL PURCHASED/CONTRACT SERV	236,435	236,435	18,356.96	88,451.20	0.00	147,983.80	62.59
SUPPLIES							
01-51630-310 OFFICE SUPPLIES	1,000	1,000	145.00	416.06	0.00	583.94	58.39
01-51630-325 ELECTRIC COSTS	8,100	8,100	418.89	2,034.68	0.00	6,065.32	74.88
01-51630-326 WATER COSTS	15,000	15,000	1,302.78	3,972.87	0.00	11,027.13	73.51
01-51630-327 GASOLINE & DEISEL FUEL PU	727,465	727,465	35,772.55	221,794.78	0.00	505,670.22	69.51
01-51630-328 MARINA DIESEL SALES TAX	12,000	12,000	1,242.01	4,618.33	0.00	7,381.67	61.51
TOTAL SUPPLIES	763,565	763,565	38,881.23	232,836.72	0.00	530,728.28	69.51
CAPITAL EXPENDITURES							
<hr/>							
TOTAL MARINA	1,000,000	1,000,000	57,238.19	321,287.92	0.00	678,712.08	67.87

BOYNTON BEACH CRA
REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2018

01 -GENERAL FUND
COMMUNICATIONS & TECHNOLO

	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
<hr/>							
PURCHASED/CONTRACT SERV							
01-51650-200 CONTRACTUAL EXPENSE	3,000	3,000	0.00	0.00	0.00	3,000.00	100.00
01-51650-210 CITY IT SUPPORT	27,000	27,000	0.00	0.00	25,415.67	1,584.33	5.87
01-51650-211 COMPUTER SOFTWARE & LICEN	4,550	4,550	0.00	599.99	0.00	3,950.01	86.81
01-51650-212 FINANCIAL SOFTWARE MAINTEN	29,000	29,000	0.00	10,325.31	0.00	18,674.69	64.40
TOTAL PURCHASED/CONTRACT SERV	63,550	63,550	0.00	10,925.30	25,415.67	27,209.03	42.82
SUPPLIES							
01-51650-330 TELEPHONE LINES	8,000	8,000	659.57	2,981.92	0.00	5,018.08	62.73
TOTAL SUPPLIES	8,000	8,000	659.57	2,981.92	0.00	5,018.08	62.73
CAPITAL EXPENDITURES							
01-51650-400 EQUIPMENT COSTS	9,000	9,000	0.00	707.28	0.00	8,292.72	92.14
TOTAL CAPITAL EXPENDITURES	9,000	9,000	0.00	707.28	0.00	8,292.72	92.14
<hr/>							
TOTAL COMMUNICATIONS & TECHNOLO	80,550	80,550	659.57	14,614.50	25,415.67	40,519.83	50.30

BOYNTON BEACH CRA
REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 201801 -GENERAL FUND
CONTINGENCY

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
<hr/>							
PURCHASED/CONTRACT SERV							
01-51990-200 CONTRACTUAL EXPENSE	100,000	100,000	0.00	0.00	0.00	100,000.00	100.00
TOTAL PURCHASED/CONTRACT SERV	100,000	100,000	0.00	0.00	0.00	100,000.00	100.00
<hr/>							
TOTAL CONTINGENCY	100,000	100,000	0.00	0.00	0.00	100,000.00	100.00

01 -GENERAL FUND
INCENTIVES & GRANTS

PAGE: 16

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
PURCHASED/CONTRACT SERV							

BOYNTON BEACH CRA
REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2018

01 -GENERAL FUND
MARKETING

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
<hr/>							
PERSONNEL SERVICES							
01-57400-100 PERSONNEL SERVICES	61,035	61,035	4,824.00	25,602.54	0.00	35,432.46	58.05
TOTAL PERSONNEL SERVICES	61,035	61,035	4,824.00	25,602.54	0.00	35,432.46	58.05
PURCHASED/CONTRACT SERV							
01-57400-216 ADVERTISING & PUBLIC NOTI	58,540	58,540	0.00	0.00	0.00	58,540.00	100.00
01-57400-218 ANNUAL REPORT & BROCHURES	5,000	5,000	0.00	354.96	0.00	4,645.04	92.90
01-57400-225 ASSOC. MEETINGS & SEMINAR	5,900	5,900	203.07	324.48	0.00	5,575.52	94.50
01-57400-226 MEMBERSHIP DUES	5,800	5,800	0.00	0.00	0.00	5,800.00	100.00
01-57400-227 DELIVERY SERVICES	4,000	4,000	0.00	0.00	0.00	4,000.00	100.00
01-57400-229 CAREER DEVELOPMENT	2,500	2,500	0.00	0.00	0.00	2,500.00	100.00
01-57400-236 PHOTOGRAPHY / VIDEOS	15,000	15,000	1,900.00	4,350.00	0.00	10,650.00	71.00
TOTAL PURCHASED/CONTRACT SERV	96,740	96,740	2,103.07	5,029.44	0.00	91,710.56	94.80
SUPPLIES							
01-57400-310 OFFICE SUPPLIES	1,500	1,500	43.26	428.74	0.00	1,071.26	71.42
01-57400-340 CELLULAR PHONES	720	720	105.51	494.40	0.00	225.60	31.33
01-57400-355 SUBSCRIPTIONS	1,425	1,425	0.00	526.22	0.00	898.78	63.07
01-57400-360 BOOKS & PUBLICATIONS	200	200	0.00	0.00	0.00	200.00	100.00
01-57400-365 OFFICE PRINTING COSTS	6,000	6,000	0.00	0.00	0.00	6,000.00	100.00
TOTAL SUPPLIES	9,845	9,845	148.77	1,449.36	0.00	8,395.64	85.28
DEPRECIATION & AMORT							
<hr/>							
TOTAL MARKETING	167,620	167,620	7,075.84	32,081.34	0.00	135,538.66	80.86

BOYNTON BEACH CRA
REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2018

01 -GENERAL FUND
SPECIAL EVENTS

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
<hr/>							
PERSONNEL SERVICES							
01-57500-100 PERSONNEL SERVICES	55,000	55,000	4,336.60	23,116.77	0.00	31,883.23	57.97
TOTAL PERSONNEL SERVICES	55,000	55,000	4,336.60	23,116.77	0.00	31,883.23	57.97
PURCHASED/CONTRACT SERV							
01-57500-225 ASSOC. MEETINGS & SEMINAR	6,100	6,100	28.07	42.86	0.00	6,057.14	99.30
01-57500-226 MEMBERSHIP DUES	500	500	0.00	0.00	0.00	500.00	100.00
01-57500-229 CAREER DEVELOPMENT	2,500	2,500	50.00	50.00	0.00	2,450.00	98.00
TOTAL PURCHASED/CONTRACT SERV	9,100	9,100	78.07	92.86	0.00	9,007.14	98.98
SUPPLIES							
01-57500-310 OFFICE SUPPLIES	1,500	1,500	90.85	638.09	0.00	861.91	57.46
01-57500-340 CELLULAR PHONES	720	720	45.00	177.00	0.00	543.00	75.42
01-57500-355 SUBSCRIPTIONS	250	250	0.00	0.00	0.00	250.00	100.00
01-57500-360 BOOKS & PUBLICATIONS	300	300	0.00	0.00	0.00	300.00	100.00
TOTAL SUPPLIES	2,770	2,770	135.85	815.09	0.00	1,954.91	70.57
CAPITAL EXPENDITURES							
01-57500-400 EQUIPMENT & EVENTS SUPPOR	20,000	20,000	0.00	1,000.00	0.00	19,000.00	95.00
TOTAL CAPITAL EXPENDITURES	20,000	20,000	0.00	1,000.00	0.00	19,000.00	95.00
DEPRECIATION & AMORT							
<hr/>							
TOTAL SPECIAL EVENTS	86,870	86,870	4,550.52	25,024.72	0.00	61,845.28	71.19

01 -GENERAL FUND
DEVELOPMENT PROJECTS

	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
DEPARTMENTAL EXPENDITURES							
INTERFUND/ INTERDEPTMENTL							

BOYNTON BEACH CRA
REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2018

01 -GENERAL FUND
EMPLOYEE BEBEBITS

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
PERSONNEL SERVICES							
01-59000-151 F.I.C.A.	46,558	46,558	3,317.92	17,308.28	0.00	29,249.72	62.82
01-59000-152 MEDICARE	10,889	10,889	775.94	4,057.26	0.00	6,831.74	62.74
01-59000-153 RETIREMENT PLAN 401(a)	142,907	142,907	0.00	40,856.00	0.00	102,051.00	71.41
01-59000-154 WORKERS COMP INSURANCE	2,500	2,500	0.00	0.00	0.00	2,500.00	100.00
01-59000-155 HEALTH INSURANCE	99,000	99,000 (	1,112.14)	15,013.67	0.00	83,986.33	84.83
01-59000-156 DENTAL INSURANCE	4,050	4,050 (	195.64)	1,398.78	0.00	2,651.22	65.46
01-59000-157 LIFE INSURANCE	1,350	1,350	0.00	675.00	0.00	675.00	50.00
01-59000-158 SHORT / LONG TERM DISABIL	3,144	3,144	0.00	1,151.84	0.00	1,992.16	63.36
01-59000-159 UNEMPLOYMENT CHARGES	5,000	5,000	0.00	0.00	0.00	5,000.00	100.00
01-59000-160 VISION INSURANCE	540	540	8.01	106.13	0.00	433.87	80.35
01-59000-161 COMPENSATED ABSENSES	52,000	52,000	0.00	0.00	0.00	52,000.00	100.00
TOTAL PERSONNEL SERVICES	367,938	367,938	2,794.09	80,566.96	0.00	287,371.04	78.10
TOTAL EMPLOYEE BEBEBITS	367,938	367,938	2,794.09	80,566.96	0.00	287,371.04	78.10

BOYNTON BEACH CRA
REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 201801 -GENERAL FUND
DEBT SERVICE

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
<hr/>							
DEBT SERVICE							
<hr/>							
OTHER FINANCING USES							
01-59800-990 TRANS OUT TO DEBT SERVICE	2,140,955	2,140,955	0.00	2,140,955.00	0.00	0.00	0.00
TOTAL OTHER FINANCING USES	2,140,955	2,140,955	0.00	2,140,955.00	0.00	0.00	0.00
<hr/>							
TOTAL DEBT SERVICE	2,140,955	2,140,955	0.00	2,140,955.00	0.00	0.00	0.00

BOYNTON BEACH CRA
REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2018

01 -GENERAL FUND
TRANSFER OUT

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
<hr/>							
OTHER FINANCING USES							
01-59999-990 INTERFUND TRANSFERS OUT	6,701,225	6,701,225	0.00	6,701,225.00	0.00	0.00	0.00
TOTAL OTHER FINANCING USES	6,701,225	6,701,225	0.00	6,701,225.00	0.00	0.00	0.00
<hr/>							
TOTAL TRANSFER OUT	6,701,225	6,701,225	0.00	6,701,225.00	0.00	0.00	0.00
<hr/>							
TOTAL EXPENDITURES	12,461,518	12,461,518	148,198.15	9,921,924.65	119,644.06	2,419,949.29	19.42
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/ (UNDER) EXPENDITURES	0	0 (	154,339.31)	2,234,645.39 (	119,644.06)	(2,115,001.33)	0.00

BOYNTON BEACH CRA
REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2018

02 -PROJECTS FUND
FINANCIAL SUMMARY

	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
REVENUE SUMMARY							
FESTIVALS & EVENT INCOME	0	0	0.00	49,077.38	0.00 (	49,077.38)	0.00
INVESTMENT INCOME	0	0	0.00	17,964.68	0.00 (	17,964.68)	0.00
MISCELLANEOUS	0	0	1,036,891.65	1,042,560.26	0.00 (	1,042,560.26)	0.00
OTHER FINANCING SOURCES	10,006,620	10,006,620	0.00	6,701,225.00	0.00	3,305,395.00	33.03
TOTAL REVENUES	10,006,620	10,006,620	1,036,891.65	7,810,827.32	0.00	2,195,792.68	21.94
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
OPERATING EXPENSES	564,400	564,400	22,434.97	6,668.97	8,400.00	549,331.03	97.33
CAPITAL OUTLAY	6,447,062	6,447,062	5,000.00	92,081.04	3,240,660.06	3,114,320.90	48.31
AFFORDABLE HOUSING	50,000	50,000	0.00	0.00	0.00	50,000.00	100.00
ECONOMIC DEVELOPMENT	1,870,158	1,870,158	436,014.16	575,554.72	231,904.32	1,062,698.96	56.82
PROJECTS AND PROGRAMS	1,075,000	1,075,000	13,079.59	525,352.93	308,740.50	240,906.57	22.41
TOTAL EXPENDITURES	10,006,620	10,006,620	476,528.72	1,199,657.66	3,789,704.88	5,017,257.46	50.14
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/ (UNDER) EXPENDITURES	0	0	560,362.93	6,611,169.66	(3,789,704.88)	(2,821,464.78)	0.00

02 -PROJECTS FUND

REVENUES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
FESTIVALS & EVENT INCOME							
02-44100 FESTIVAL & EVENT INCOME	0	0	0.00	49,077.38	0.00 (	49,077.38)	0.00
TOTAL FESTIVALS & EVENT INCOME	0	0	0.00	49,077.38	0.00 (	49,077.38)	0.00
INTERGOVERNMENTAL REV							
INVESTMENT INCOME							
02-46100 INTEREST INCOME	0	0	0.00	17,964.68	0.00 (	17,964.68)	0.00
TOTAL INVESTMENT INCOME	0	0	0.00	17,964.68	0.00 (	17,964.68)	0.00
MISCELLANEOUS							
02-48100 MISCELLANEOUS INCOME	0	0	1,036,891.65	1,042,560.26	0.00 (	1,042,560.26)	0.00
TOTAL MISCELLANEOUS	0	0	1,036,891.65	1,042,560.26	0.00 (	1,042,560.26)	0.00
OTHER FINANCING SOURCES							
02-49100 OTHER FINANCING SOURCES	3,305,395	3,305,395	0.00	0.00	0.00	3,305,395.00	100.00
02-49900 TRANSFERS IN	6,701,225	6,701,225	0.00	6,701,225.00	0.00	0.00	0.00
TOTAL OTHER FINANCING SOURCES	10,006,620	10,006,620	0.00	6,701,225.00	0.00	3,305,395.00	33.03
TOTAL REVENUES	10,006,620	10,006,620	1,036,891.65	7,810,827.32	0.00	2,195,792.68	21.94

02 -PROJECTS FUND
BOND #2 ISSUE COST

	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
DEPARTMENTAL EXPENDITURES							
CAPITAL EXPENDITURES							

BOYNTON BEACH CRA
REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2018

02 -PROJECTS FUND
OPERATING EXPENSES

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
<hr/>							
PURCHASED/CONTRACT SERV							
02-58100-202 CONTINGENCY EXPENSE	100,000	100,000	0.00	0.00	0.00	100,000.00	100.00
02-58100-203 CONTRACTUAL EXPENSE	325,000	325,000	7,699.97 (	40,400.03)	0.00	365,400.03	112.43
02-58100-207 RENT EXPENSE	14,400	14,400	1,200.00	6,000.00	8,400.00	0.00	0.00
02-58100-213 LEGAL FEES	125,000	125,000	13,535.00	41,069.00	0.00	83,931.00	67.14
TOTAL PURCHASED/CONTRACT SERV	564,400	564,400	22,434.97	6,668.97	8,400.00	549,331.03	97.33
<hr/>							
TOTAL OPERATING EXPENSES	564,400	564,400	22,434.97	6,668.97	8,400.00	549,331.03	97.33

BOYNTON BEACH CRA
REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2018

02 -PROJECTS FUND
CAPITAL OUTLAY

	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
DEPARTMENTAL EXPENDITURES							
CAPITAL EXPENDITURES							
02-58200-401 BUILDINGS	766,435	766,435	5,000.00	106,407.74	140,660.06	519,367.20	67.76
02-58200-404 CONSTRUCTION IN PROGRESS	200,000	200,000	0.00 (	18,681.00)	0.00	218,681.00	109.34
02-58200-405 SITE WORK AND DEMOLITION	73,957	73,957	0.00	0.00	0.00	73,957.00	100.00
02-58200-406 INFRASTRUCTURE AND STREET	5,406,670	5,406,670	0.00	4,354.30	3,100,000.00	2,302,315.70	42.58
TOTAL CAPITAL EXPENDITURES	6,447,062	6,447,062	5,000.00	92,081.04	3,240,660.06	3,114,320.90	48.31
TOTAL CAPITAL OUTLAY	6,447,062	6,447,062	5,000.00	92,081.04	3,240,660.06	3,114,320.90	48.31

BOYNTON BEACH CRA
REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 201802 -PROJECTS FUND
AFFORDABLE HOUSING

	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
DEPARTMENTAL EXPENDITURES							
CAPITAL EXPENDITURES							
02-58300-420 RESIDENTIAL IMPROVEMENT P	50,000	50,000	0.00	0.00	0.00	50,000.00	100.00
TOTAL CAPITAL EXPENDITURES	50,000	50,000	0.00	0.00	0.00	50,000.00	100.00
TOTAL AFFORDABLE HOUSING	50,000	50,000	0.00	0.00	0.00	50,000.00	100.00

BOYNTON BEACH CRA
REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2018

02 -PROJECTS FUND
ECONOMIC DEVELOPMENT

	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
DEPARTMENTAL EXPENDITURES							
CAPITAL EXPENDITURES							
02-58400-443 DIFA-ECONOMIC DEVELOPMENT	1,230,000	1,230,000	545,783.00	545,783.00	0.00	684,217.00	55.63
02-58400-444 ECONOMIC DEVELOPMENT GRAN	519,158	519,158 (	112,353.84) (	4,333.16)	231,904.32	291,586.84	56.17
02-58400-445 MARKETING INCENTIVES	121,000	121,000	2,585.00	34,104.88	0.00	86,895.12	71.81
TOTAL CAPITAL EXPENDITURES	1,870,158	1,870,158	436,014.16	575,554.72	231,904.32	1,062,698.96	56.82
TOTAL ECONOMIC DEVELOPMENT	1,870,158	1,870,158	436,014.16	575,554.72	231,904.32	1,062,698.96	56.82

BOYNTON BEACH CRA
REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2018

02 -PROJECTS FUND
PROJECTS AND PROGRAMS

	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
DEPARTMENTAL EXPENDITURES							
CAPITAL EXPENDITURES							
02-58500-460 COMMUNITY POLICING INNOVA	372,000	372,000	172.00	102,323.47	269,848.50 (	171.97)	0.05-
02-58500-470 COMMUNITY SUPPORT PROJECT	125,000	125,000	0.00	0.00	32,077.00	92,923.00	74.34
02-58500-480 COMMUNITY SPECIAL EVENTS	578,000	578,000	12,907.59	423,029.46	6,815.00	148,155.54	25.63
TOTAL CAPITAL EXPENDITURES	1,075,000	1,075,000	13,079.59	525,352.93	308,740.50	240,906.57	22.41
TOTAL PROJECTS AND PROGRAMS	1,075,000	1,075,000	13,079.59	525,352.93	308,740.50	240,906.57	22.41

BOYNTON BEACH CRA
REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2018

02 -PROJECTS FUND
TRANSFER OUT - ASSET TRA

	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
DEPARTMENTAL EXPENDITURES							
OTHER FINANCING USES							
TOTAL EXPENDITURES	10,006,620	10,006,620	476,528.72	1,199,657.66	3,789,704.88	5,017,257.46	50.14
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	0	0	560,362.93	6,611,169.66	(3,789,704.88)	(2,821,464.78)	0.00

BOYNTON BEACH CRA
REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2018

03 -DEBT SERVICE
FINANCIAL SUMMARY

	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
REVENUE SUMMARY							
INVESTMENT INCOME	0	0	0.00	192.27	0.00	(192.27)	0.00
OTHER FINANCING SOURCES	2,140,955	2,140,955	0.00	2,140,955.00	0.00	0.00	0.00
TOTAL REVENUES	2,140,955	2,140,955	0.00	2,141,147.27	0.00	(192.27)	0.01-
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
DEBT SERVICES	2,140,955	2,140,955	0.00	0.00	0.00	2,140,955.00	100.00
TOTAL EXPENDITURES	2,140,955	2,140,955	0.00	0.00	0.00	2,140,955.00	100.00
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	0	0	0.00	2,141,147.27	0.00	(2,141,147.27)	0.00

REVENUES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
INVESTMENT INCOME							
03-46100 INTEREST INCOME	0	0	0.00	192.27	0.00 (	192.27)	0.00
TOTAL INVESTMENT INCOME	0	0	0.00	192.27	0.00 (	192.27)	0.00
OTHER FINANCING SOURCES							
03-49900 TRANSFERS IN	2,140,955	2,140,955	0.00	2,140,955.00	0.00	0.00	0.00
TOTAL OTHER FINANCING SOURCES	2,140,955	2,140,955	0.00	2,140,955.00	0.00	0.00	0.00
TOTAL REVENUES	2,140,955	2,140,955	0.00	2,141,147.27	0.00 (	192.27)	0.01-

BOYNTON BEACH CRA
REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2018

03 -DEBT SERVICE
DEBT SERVICES

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
<hr/>							
PURCHASED/CONTRACT SERV	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
<hr/>							
DEBT SERVICE							
03-59800-814 BOND 2012 PRINCIPAL	1,300,000	1,300,000	0.00	0.00	0.00	1,300,000.00	100.00
03-59800-815 BOND 2015 PRINCIPAL	370,000	370,000	0.00	0.00	0.00	370,000.00	100.00
03-59800-824 BOND 2012 INTEREST	328,550	328,550	0.00	0.00	0.00	328,550.00	100.00
03-59800-826 BOND 2015 INTEREST	141,405	141,405	0.00	0.00	0.00	141,405.00	100.00
03-59800-830 FINANCIAL AGENT FEES	1,000	1,000	0.00	0.00	0.00	1,000.00	100.00
TOTAL DEBT SERVICE	2,140,955	2,140,955	0.00	0.00	0.00	2,140,955.00	100.00
<hr/>							
OTHER FINANCING USES	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
<hr/>							
TOTAL DEBT SERVICES	2,140,955	2,140,955	0.00	0.00	0.00	2,140,955.00	100.00

BOYNTON BEACH CRA
REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 201803 -DEBT SERVICE
TRANSFER OUT

	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
DEPARTMENTAL EXPENDITURES							
OTHER FINANCING USES							
TOTAL EXPENDITURES	2,140,955	2,140,955	0.00	0.00	0.00	2,140,955.00	100.00
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	0	0	0.00	2,141,147.27	0.00	(2,141,147.27)	0.00



ADVISORY BOARD ITEM 6.A.

CONSENT

SUBJECT:

Approval of CRA Advisory Board Meeting Minutes - January 4, 2018

SUMMARY:

See attached minutes.

CRAAB RECOMMENDATION:

Approved the January 4, 2018 CRA Advisory Board Minutes

ATTACHMENTS:

Description

- ▣ **January 4, 2018 CRAAB Minutes**



**MINUTES OF THE CRA ADVISORY BOARD MEETING
IN CHAMBERS AT CITY HALL
100 E. BOYNTON BEACH BLVD.
BOYNTON BEACH, FLORIDA 33435
HELD ON THURSDAY, January 4, 2018, AT 6:30 P.M.**

PRESENT:

Linda Cross, Chair
Robert Pollock, Vice Chair
Allen Hendricks
Rick Maharajh
James DeVoursney (arrived at 6:37 p.m.)

Thuy Shutt, Assistant Director, CRA
Theresa Utterback, Development Services
Manager
Bonnie Nicklien, Administrative Services
and Grant Manager, CRA
Lisa Edmondson, Prototype, Inc.

ABSENT:

Thomas Murphy, Jr.

I. Call to Order

The meeting was called to order at 6:30 p.m.

II. Roll Call

Roll was called, and it was determined a quorum was present.

The Pledge of Allegiance was recited.

III. Agenda Approval

A. Additions, Deletions, Corrections to the Agenda - None

B. Adoption of Agenda

Motion made by Mr. Maharajh, seconded by Mr. Hendricks, to adopt the agenda as presented. In a voice vote, the motion passed unanimously (4-0), with Dr. DeVoursney not yet arrived.

IV. Information Only

A. Financial Report Period Ending December 31, 2017

V. Public Comment

Susan Oyer, 140 SE 27 Way, said that her neighborhood has a holiday decorating contest, and it has improved the morale of her neighborhood. She would like to see the City and the CRA promote a contest, whether it is for businesses or residential. She talked about competitions in other cities and thought it would become a tourist attraction.

When Mr. Maharajh asked if she was willing to spearhead the effort on a volunteer basis, and she said she would.

[Dr. DeVoursney arrived at 6:37 p.m.]

VI. Consent

A. Approval of CRA Advisory Board Meeting Minutes - December 7, 2017

Motion made by Mr. Hendricks, seconded by Dr. DeVoursney, to approve the minutes of the December 7, 2017, meeting. In a voice vote, the motion passed unanimously (5-0).

VII. Assignments

A. Pending Assignments from November 14, 2017, CRA Board Meeting

1. Review and Discuss the CRA Special Events Grant

Ms. Shutt recapped the assignment and referred to the attachments in the backup. She noted that the Statute does not mention what the CRA can do in terms of paying for special events. The Attorney General stated an opinion with respect to funding entities promoting tourism and social benefitting programs which departs from the Statutory requirements for CRAs. The opinion stated that events should be done on a case-by-case basis, and are not prohibited outright.

Ms. Shutt stated that the CRA is allowed to consider certain aspects of the policy and can recommend alternative funding sources.

Ms. Shutt elaborated that the Boynton Beach incubator program was funded through the library grant. The incubator program is limited to economic development for job creation and entrepreneurship, but has to be specific to certain industries that connect to the CRA plan and benefit the CRA District.

Vice Chair Pollock feared that using the special events grants would open the CRA up to a lot of organizations wanting handouts. He would prefer the money be spent in the CRA.

Chair Cross agreed, noting that the Statutes previously looked at were specific to property, from buying it to improving it. She wanted to recommend to the CRA Board that they do not pursue the special events grants.

Ms. Shutt commented that several bills are now being discussed in the legislature (SB432 and HB17) in which special events are not going to be allowed to be funded by CRA dollars.

Chair Cross confirmed that the memorandums cover what the CRA can spend with its TIF money. Ms. Shutt pointed out the CRA has already spend over \$25 million on the marina for beautification, etc. They hope that the revenue from the marina would help cover upkeep and maintenance.

Mr. Hendricks noted that they believe that promoting activities in the CRA area is a good thing, but they need to figure out how to do it, perhaps by getting the City involved. He suggested identifying what kind of events they want, and then pursue them.

Mr. Hendricks wondered how to classify some activities, such as a Treasure Hunt - whether they would be special events or special programs.

Ms. Shutt suggested they might be able to recommend activities to promote "Destination Boynton." She advised following a conservative course of action, staying with what is allowable: brick and mortar, infrastructure, community policing, and economic development case-by-case.

If they were found to be in violation of the Statute, Ms. Shutt said they would probably be audited. The Chair of the CRA Board would have to appear before the State and explain the actions of the CRA.

Mr. Hendricks asked what was meant by the "AGUIS." Ms. Shutt said it is a grant for nonprofits to be able to fund programs and projects that will further economic development, affordable housing, and two other categories. She said that Boynton Beach has a nonprofit organization grant program, but it is limited to economic development for job creation and entrepreneurship, and the industries have to comply with industries mentioned in the CRA plan. There is \$125 million in the program.

Mr. Hendricks wanted to work with the City partners to get the best results.

Ms. Shutt mentioned that the cycle is still open for the grant. They could fund for job fairs related to economic development in the CRA district to benefit the District and its occupants.

Chair Cross reminded the Board that their task is to discuss the special events grant, and she thought they should not pursue them. Mr. Hendricks commented they should focus on opportunities and coordinate with the City.

Motion made by Mr. Hendricks, seconded by Dr. DeVoursney, that the CRA Advisory Board recommends that:

- a) The CRA not pursue special events grants considering the restrictions on use of TIF monies by CRAs; and
- b) To coordinate more with the City on ways the CRA can support events sponsored by the City within the CRA District.

In a voice vote, the motion passed unanimously (5-0).

B. Reports on Pending Assignments - None

C. New assignments from December 12, 2017 CRA Board Meeting - None

VIII. CRA Board Items for CRA Advisory Board Review and Recommendations

A. Old Business - None

B. New Business - None

IX. Future Agenda Items

- A.** David Scott, Director of Economic Development and Strategy, City of Boynton Beach, Presentation Regarding the Local Vendor Process (February)

X. Adjournment

The Unity Festival celebration and movie were announced.

Vice Chair Pollock mentioned they have a good group on the Board, and he was glad that a member resigned who was causing a distraction.

Hearing no further business, the meeting was adjourned at 7:12 p.m.

[Minutes transcribed by J. Rubin, Prototype, Inc.]



ADVISORY BOARD ITEM C.1.

NEW ASSIGNMENTS FROM FEBRUARY 13, 2018 CRA BOARD MEETING:

SUBJECT:

Consideration of Pathways to Prosperity's Grant Agreement for the Boynton Beach CRA Non-Profit Organization Grant Program

SUMMARY:

At the September 27, 2017 CRA meeting, the Board approved the funding and implementation of the Nonprofit Organization Grant Program (NOGP) for FY 2017-2018 for the Economic/Business Development Category. This category supports eligible organizations with projects and programs that will create jobs and economic opportunities in the CRA area and further the CRA Plan.

Notice of available funding was advertised through traditional methods (e.g. legal ad, press release, postings at public buildings, Creole and Spanish flyers etc.) as well as eblasts, CRA website, and other available social medial resources. Two pre-submission workshops were held (October 23, 2017 and November 13, 2017). The attendees at these workshops were Pathways to Prosperity, Inc., Community Caring Center of Boynton Beach, Inc., and Hacklab, Inc. All grant application and supportive documents were made available electronically in editable formats on the CRA's website and printed formats at the CRA Office for interested parties.

On December 1, 2017, an application was submitted by Pathways for Prosperity (P2P) for their Circles of the Palm Beach Program (Attachment I - Excerpts from P2P NOGP Application). The specifics of the P2P's Program funding request are summarized below:

Requested Funding Amount	\$ 25,000
Organization's Target Project/Program Budget (Circles Program)	\$ 320,767
Organization's Total Overall Budget	\$1,005,366
CRA Funds - Maximum percentage (%) of Project/Program budget allowed for Project/Program Administrative support/overhead Expenses	10%
CRA Funds - Maximum funding allowable at the 10% limit	\$ 32,077

Reason for requested funds: To fund 45% of the salary for a Business Incubator Coordinator who works with volunteer Circle Leaders (industry experts) to start a business.

The application timeline consists of the following activities:

December 8, Sufficiency Review
2017

December 13, Supplemental Package Submitted by P2P
2017

December 19, 1st Funding Evaluation Committee Meeting, Request for Additional Information
2017 to P2P (Attachment II)

January 16, 2nd Funding Evaluation Committee Meeting, P2P Presentation of Responses to
2018 Committee (Attachment III)

This year's Funding Evaluation Committee consisted of CRA Executive Director, Michael Simon, CRA Finance Director, Vicki Hill, and CRA Development Services Manager, Theresa Utterback. The CRA Assistant Director served as the project manager and main point of contact for the applicants and the Funding Evaluation Committee. The Committee members and staff have over 45 years of combined experience in business development, nonprofit management, grant writing/development/administration, and public and private sector fiscal management.

The Committee rated the application package based on the established NOGP criteria approved by the CRA Board. Criteria used in review of the application were grouped into six categories weighted to a total 100% as follows:

Organization Capacity	20%
Need for Project/Program	20%
Project/Program Description	10%
Project/Program Model	20%
Evaluation Plan	10%
Budget & Sustainability	20%

NOGP Funding Evaluation Committee's Comments & Recommendation:

The Evaluation Committee did not recommend funding P2P's request for partial funding of the Circles Business Incubator Coordinator due to the lack of documentation in the application with respect to the organization's demonstrated experience/success with similar job creation or economic development opportunities, uniqueness of project/program, and alignment of the project/program with the CRA's economic development goals. The results of the Committee's ratings are provided in Attachment IV. Based on the Funding Evaluation Committee's results, P2P's total rating of 44% will not meet the Committee's established 75% threshold to be recommended for funding.

CRA Board Action:

On February 13, 2018, the CRA Board approved a grant in the amount of \$32,077 to support P2P's business incubator program after hearing testimony from P2P about the businesses that were created from the Circles Business Incubator Program in the nearby communities that was not included in the application. \$25,000 of the total grant amount requested by P2P will be going towards the salary for the Business Incubator Coordinator while the remaining \$7,077 will be used towards direct program expenses. The Board's consensus was that the program is aligned with the business development goals of the NOGP and the P2P has the capacity to further develop the incubator program for the benefit of the Heart of Boynton community.

The Board directed staff and legal counsel to work with P2P on drafting an agreement that will have clear measurable outcomes, diversity in the types of businesses, and a revised budget for the additional grant funds. Additionally, the Board also assigned the CRAAB the task of reviewing P2P's draft grant agreement (Attachment V) to ensure successful implementation of the grant agreement. The P2P grant agreement with CRAAB's recommendations will be considered by the CRA Board at its meeting on March 13, 2018.

FISCAL IMPACT:

FY 2017-18 Budget, \$125,000 - line item 02-58500-470, Project Fund, the Nonprofit Organization Grant Program (NOGP).

CRA PLAN/PROJECT/PROGRAM:

2016 Boynton Beach Community Redevelopment Plan

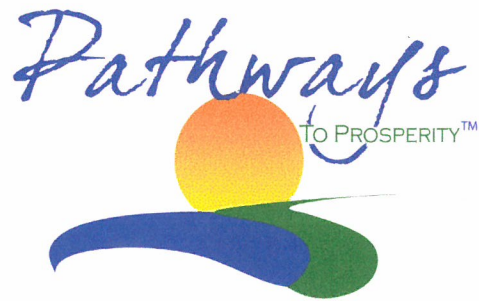
CRAAB RECOMMENDATION:

To be determined upon review and discussion.

ATTACHMENTS:

Description

- ▣ **Attachment I - Excerpts from P2P NOGP Application**
- ▣ **Attachment II - December 26, 2017 Funding Evaluation Committee RFI Letter to P2P**
- ▣ **Attachment III - P2P Response to December 26, 2017 Letter**
- ▣ **Attachment IV - Funding Evaluation Committee's Results**
- ▣ **Attachment V - Draft P2P Grant Agreement**

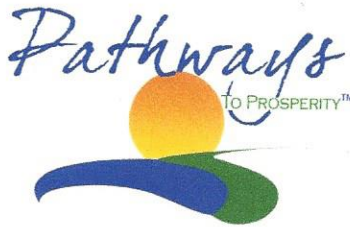


APPLICATION FOR FUNDING
FY 2017-18

BOYNTON BEACH CRA
NONPROFIT ORGANIZATION GRANT PROGRAM



COVER LETTER



970 N. Seacrest Blvd.
Boynton Beach, FL 33435
Phone: 561-369-2323
Fax: 561-732-3270
www.p2ppbc.org

PATHWAYS TO PROSPERITY

Board Members

Revia Lee
President

Maguene D. Cadet
Esquire
Vice President

Audrey Davis
Secretary

Octavia Bell
Treasurer

Ruby Allen
Director

Mark Karageorge
Director

Dr. Barbara
Shuler
Director

DeAnna Warren
Director

Dr. Tim Kehrig
Director

Kemberly Bush
CEO

December 13, 2017

City of Boynton Beach
Community Redevelopment Agency
Nonprofit Organization Grant Program

Boynton Beach, FL 33435

To Whom It May Concern:

Thank you for the opportunity to submit our proposal for the Nonprofit Organization Grant Program for Fiscal year 2017-18 funding cycle.

We have experienced great success serving the children and families here in the Boynton Beach area for the past 7 years and look to continue and expand our offerings to this great community.

Attached is our proposal for our Circles Palm Beach County program which has been operational here in Boynton Beach since 2014 and we are pleased to report that we have assisted families in starting their own businesses and two of those families have purchased homes in the CRA district.

The Board of Directors agree that (1) the application package was endorsed by a majority vote of the board during our November 2017 board meeting; (2) the board understands that the CRA funding is to be utilized in conjunction with programs and operations that are consistent with the CRA's mission and the CRA Plan for the benefit of the Redevelopment Area, and (3) board members are committed to assisting the organization in working to achieve the measurable outcomes identified in the funding application.

If you have any questions, please feel free to give me a call at (561) 312-1047.

We look forward to a long term relationship with the Boynton Beach CRA.

Sincerely,

Revia Lee
Board President



FUNDING APPLICATION

Application for Funding – Nonprofit Partner Boynton Beach Community Redevelopment Agency

The Boynton Beach CRA is a public agency and is governed by the “Florida Public Records Law” under Florida State Statutes, Chapter 119. Any documents provided by the Applicant(s) may be subject to production by the CRA upon receipt of a public records request, subject to any exemptions provided by Florida Law.

SUBMISSION OF AN APPLICATION IS NOT A GUARANTEE OF FUNDING

It is the responsibility of the applicant to READ AND UNDERSTAND all aspects of the Grant Program’s Rules/Requirements and Application.

NOTICE TO THIRD PARTIES: The grant application program does not create any rights for any parties, including parties that performed work on the project. Nor shall issuance of a grant result in any obligation on the part of the CRA to any third party. The CRA is not required to verify that entities that have contracted with the applicant have been paid in full, or that such entities have paid any subcontractors in full. Applicant’s warranty that all bills related to the Project for which the applicant is directly responsible is sufficient assurance for the CRA to award grant funding.

Section I. ORGANIZATION INFORMATION		
1 Organization Legal Name: Pathways to Prosperity, Inc.		
<i>dba</i> , if applicable:		
2 Address: 970 N. Seacrest Blvd. Boynton Beach, FL 33435		
3 Telephone: 561-369-2323	4 Fax: 561-732-3270	5 Website: www.pathwaysboynton.org
6 Mission Statement: To strengthen communities by improving the lives of children and families through education and social services.		
7 Executive Leader: Kemberly Bush		
8 Application Contact: Kemberly Bush	9 Title: CEO	
10 Contact Telephone: 561-732-2377 x117	11 Email: Kbush@p2ppbc.org	
12 Year Established, Organization History and Growth (maximum 1,000 words): Pathways to Prosperity (P2P) was incorporated in 2009 as the social service program of St. John Missionary Baptist Church which has been in the CRA district for more than 109 years. P2P was established to address the many unmet needs in the community. Since its inception, we have expanded our programs which caused us to relocate our offices to accommodate additional staff and space needed to serve the expansion of clients we serve.		
13 Description/Programs (maximum 1,000 words): We offer several programs: Stabilization Programs *Food Pantry where we serve nearly 200 families every week; *Discounted Bus Passes (only service provider in Boynton Beach); Bridges at Boynton Beach Program (which has several programs to address school readiness; reducing child abuse & neglect; developmental screenings, parenting education programs and increase healthy births, etc.); Health Education & Support (ensure		

individuals and families have health insurance and a medical home); and Circles Palm Beach County (which is focused on equipping families to resolve poverty and thrive through financial literacy, developing SMART goals, job education and training, and guiding families to increase vocational and educational skills, entrepreneurial training, etc.)

14 Long Term/Strategic Planning Process & Status of Current Plan (attach Plan) (maximum 500 words): P2P has just created, with the assistance of a consulting firm, a 3 year Strategic Plan 2017 to 2019 that was approved by the Board of Directors and includes roles for Board and Staff members.

15 Board Roles & Responsibilities (maximum 500 words):

All of our Board members serve as officers and/or members and each board member serve on at least one Board committee (Audit, Fund Development, Personnel, Governance and Executive)

16 Policy on Board Contributions (maximum 250 words):

It is the policy of our Board that each members contributes a minimum of \$500 per year.

17 For current fiscal year, number of Board Members contributing:

9 Cash donations 9 Donations raised from others 9 Volunteer hours 9 In-kind donations

18 For current fiscal year, amount/value of Board member contributions:

\$4500 Cash donations \$1500 Donations raised from others
75 Volunteer hours In-kind donations

19 Oversight/Accreditation/Affiliation:

Accreditation received with Excellence from Nonprofits First of Palm Beach County

Section II. PROGRAM/PROJECT INFORMATION

20 Project/Program Title: Circles Palm Beach County

21 Prior CRA Funding for Same Project/Program Yes x No

22 If Yes, Time Period: N/A

23 Boynton Beach CRA Overall Need Addressed: Economic Development

24 Project/Program is New or x Existing

25 If Existing, Year Established: 2014

26 Goal (maximum 150 words):

It is the goal of Circles to provide education and training to 30 participants living in the Boynton Beach CRA district that will lead to them starting a business, and/or achieving other economic sustainability goals such employment earning living wages, increased assets, home ownership, etc.

27 Documentation of Need for Project/Program (maximum 1,000 words):

The United States is the richest country in the world. Yet with 15.1% of the U.S. population living in poverty, our nation is suffering through an enormous societal crisis. It's a problem that's not only measured by the intangible, personal stories of family hardship and heartache, but also by a real cost burden to society of \$500 billion per year (Center for American Progress).

According to the US Census Bureau, 15.9% of all Palm Beach County residents are living in poverty. Minority communities are most affected by these dire statistics with 30.9% of the county's black residents and 22.3% of Hispanics in poverty.

28 Description (maximum 500 words): The primary participant is an individual working to get out of poverty. The participant is the Circle Leader and sets the direction for activities and actions which will result in their emergence from poverty. Circles are conducted in cohorts of between 12-25, to ensure Circle Leaders have peer support from each other (bonding social capital) as well as the support of their Circle Allies (bridging social support). For those participants that have the goal of

starting their own business, they are immediately linked with our Business Incubator Coordinator who works with CL to conduct a feasibility study, develop mission and vision, and connect and guide them through Sunbiz to begin the process of legally setting up their business structure. The Coordinator assist CL in developing a business plan as a criteria of their S.M.A.R.T. goals. Currently, CL that have started their own businesses are operating that business from their homes, with the goals of eventually having office space if deemed necessary.

29 Target Audience or Persons Served (maximum 150 words): It is the goal of Palm Beach County Circles to work with those living below the federal poverty line in the Boynton Beach CRA district with high economic instability. The individuals targeted are those that are highly motivated to change their situation and transition from poverty to self-sufficiency.

30 Innovative or Proven Approach and Justification (maximum 500 words): Circles has a proven track record of helping hard-working people climb over barriers to prosperity. What differentiates Circles from other programs and services is the holistic approach. Circles engages entire communities - people of financial means, corporations, grassroots organizations, social service agencies, schools, faith-based organizations and government to own the challenge of solving poverty rather than leaving it to a cluster of agencies working in silos. The emphasis on collaboration and leveraging resources means that Circles can be integrated into existing community services to achieve stronger more sustainable outcomes. Circles is a flexible model that can be adapted by any community to fit their circumstances, culture and most pressing needs. Because volunteers (Allies) make a minimum 18 month commitment to the CL following graduation, they provide 1:1 mentorship for leaders as they begin their new businesses which allows them the opportunity to have ongoing support. The Incubator Coordinator works to connect CL with Allies in the same business or discipline they are starting.

31 Uniqueness, or Justification for Duplication of Similar Area Project/Program (maximum 250 words): Looking at poverty in a holistic manner is the uniqueness of Circles for both Circle Leaders and Allies (volunteers) once they are matched in an intentional team for a minimum of 18 months. Helping each participant set and achieve goals unique to their own needs will be the responsibility of Circle Allies, who are middle to upper income community volunteers and our Incubator/Finance Coordinator. Leaders and Allies meet monthly to build relationship, review goals that have been set, discuss and problem-solve barriers to getting out of poverty, such as improving self-sufficiency, expanding social networks, understanding self-employment business practices and enhancing academic performance.

32 Prior Experience with Project/Program or Similar (maximum 250 words): P2P has been successfully implementing Circles in Palm Beach County since 2014. To date we have had over 10 classes to graduate the training classes and have been matched with Allies (community volunteers). These leaders have increased their assets, increased their education, increased finances, started businesses and/or obtained better high paying jobs that are paying living wages.

33 Operating Partnerships (maximum 500 words): Circles Palm Beach County under the direction of its Guiding Coalition is being initiated with several community partners. They are: Bridges at Lake

Park, Bridges at Riviera Beach, Bridges at West Palm Beach, Bridges at Northwood, Bridges at Boynton Beach, Community Partners, Palm Beach County Community Services, Town of Palm Beach United Way, and local community advocates. The Coalition meets monthly to assist in developing processes and provide guidance for the model in Palm Beach County.

34 Implementation Action Plan/Time Line: We will begin the implementation process immediately upon receipt of application funding. The timeline for Year 1 is as follows:

- A. Interview and Recruit Circle Leaders
- B. Begin Circle Leader Training Classes (12-18 weeks)
- C. Recruit & Train Allies (Volunteer Mentors)
- D. Circle Leader Graduation Ceremony
- E. Circle Leader and Ally Matching Training
- F. Host Weekly Meetings (job training, business plan development, interview techniques, resume development, financial literacy, etc.)

35 Key Staff and Qualifications (maximum 500 words): Our Circles Coordinator, Circles Coaches, Incubator/Finance Coordinator and Circles Ally Recruiter have all been trained in the Circles Curriculum and all staff has a Master's Degree in Social Work, Counseling and/or Business.

36 Potential Challenges and Strategies to Address Them (maximum 500 words): Our biggest challenges has been recruiting Allies (volunteers). We just recently hired a P/T Ally Recruiter to address this challenge.

Section III. FINANCIAL INFORMATION

37 Total Organization Budget:\$1,005,366	Previous FY \$972,945	Current FY \$1,005,366	Proposed \$1,030,366
--	-----------------------	------------------------	----------------------

38 Project/Program Budget: \$320,767	39 Amount Requested: \$25,000	40 % of Org Budget 3 %
--------------------------------------	-------------------------------	------------------------

41 Time Period: Program/Project A: 3/2018 – 3/2019

42 Type(s) of Support Requested: Funding and Volunteers

43 Other Support/Status and Plans for Sustainability (maximum 500 words): P2P has several local funders supporting the Circles model as evidenced in attached budget. In December, 2014 the CEO, Scott Miller, of the National CirclesUSA will be leading a strategic plan effort with the Director of Community Services for Palm Beach County, P2P and other local agency CEO's to develop a plan to reduce poverty in Palm Beach County by 10% over the next 10 years. We are working, with P2P as the lead agency, collaboratively to have sustainable impact and change in this County.

Section IV. APPLICATION CHECKLIST

A. Cover letter signed by Board President/Chair	Attached
B. 501(c)(3) IRS Determination Letter, must be classified as tax-exempt at time of application	Attached
C. Evidence of Good Standing with State of Florida	Attached
D. Board of Directors list with brief bios	Attached

E. Policy on Board roles & responsibilities, if applicable	Title: N/A
F. Policy on Board contributions, if applicable	Title: Board Commitment Pledge
G. Strategic Plan or other long-term planning document	Strategic Plan 2017-2019
H. Policy on strategic/long-term planning, if applicable	Title: N/A
I. Project/Program Model	Attached
J. Evaluation Plan	Attached
K. CRA Project/Program Budget Request	Attached
L. CRA Project/Program Budget Narrative	Attached
M. Most recent Financial Statement	Time Period: Ending October 2017
N. Most recent Form 990 or 990 EZ (as applicable)	Fiscal Year: 2016-2017
O. Completed Credit Authorization Form	Attached
P. Most or more recent Independent Financial Compilation, Review, or Audit	Fiscal Year: 2016-2017
Q. Affiliation Agreements (if applicable list below):	N/A
R. Current Balance Sheet as of 7/31/17	Attached

Section V. CERTIFICATION STATEMENT AND SIGNATURE

CERTIFICATION AND WAIVER OF PRIVACY:

I, the undersigned applicant(s), certify that all information presented in this application, and all of the information furnished in support of the application, is given for the purpose of obtaining a grant under the Boynton Beach Community Redevelopment Agency Nonprofit Organization Grant Program, and it is true and complete to the best of my knowledge and belief.

I further certify that I am aware of the fact that I can be penalized by fine and/or imprisonment for making false statements or presenting false information. I further acknowledge that I have read and understand the terms and conditions set forth and described in the Boynton Beach Community Redevelopment Agency Nonprofit Organization Grant Program Rules and Requirements.

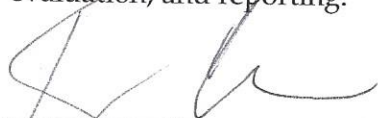
I understand that this application is not a guarantee of grant assistance, and that award of grants is at the sole discretion of the Boynton Beach Community Redevelopment Agency Board. I understand that the purpose of the grant is to further the Boynton Beach Community Redevelopment Plan, and that the Boynton Beach Community Redevelopment Agency may decline my application for any legal reason, including the reason that granting the award will not further the Community Redevelopment Plan. Should my application be approved, I understand that the CRA may, at its sole discretion, discontinue subsidy payments at any time if in its sole and absolute determination it feels such assistance no longer meets the program criteria or is no longer in furtherance of the Boynton Beach Community Redevelopment Plan.

I hereby waive my rights under the privacy and confidentiality provision act, and give my consent to the Boynton Beach Community Redevelopment Agency, its agents and contractors to examine any

confidential information given herein. I further grant permission, and authorize any bank, employers or other public or private agency to disclose information deemed necessary to complete this application.

I give permission to the Boynton Beach Community Redevelopment Agency or its agents to take photos of myself and business to be used to promote the program.

As Chief Executive of the applicant organization I certify that (1) the information provided in this application is correct and complete to the best of my knowledge; (2) I am committed to the purpose of the proposed project or program and will work with Board and staff members to accomplish its stated outcomes; and, (3) I will be accountable for compliance with all CRA requirements for operation, evaluation, and reporting.



Chief/Executive Signature

12-13-17

Date Submitted

Kimberly C. Bush, CEO

Print Name/Title



PROJECT/PROGRAM MODEL

Boynton Beach CRA – Project/Program Model

Organization PATHWAYS TO PROSPERITY, INC. **Contact Person** KEMBERLY BUSH

Project/Program Name CIRCLES PALM BEACH COUNTY **Funding Period** 2017-18

Project/Program Budget \$320,767.00 **Request** \$25,000.00 **CRA Need Area** ECONOMIC/BUSINESS DEVELOPMENT

Brief Description Circles Palm Beach County creates life changing opportunities by inspiring and equipping individuals, families and communities to resolve poverty and thrive economically and socially.

GOAL:			
Key Activities	Outputs	Outcomes	Impact(s)
15-18 Weekly Circle Leader Training Classes (goal setting, decision making, SMART goals, building relationships, financial literacy, etc.). Serving 30 participants.	30 participants (2 classes of 15 each) will be enrolled into the Weekly Circle Leader Training Classes.	85% of participants will graduate from phase I which is Circle Leader Training Classes as evidenced by Weekly Attendance Logs, Coaches notes, Self-Sufficiency Matrix, All data collected is entered into National Circles Integrated Data System (IDS) by Coach and Reviewed by Coordinator Monthly.	Increased economic activity in the CRA Areas. Increased economic development.
2-6 Week Financial Literacy Workshop offered by Business Partners (Debt Helpers, Community Partners, etc.)	Participants will develop an individualized financial plan, open bank accounts and provide evidence of managing them.	85% of participants will complete this task and have positive balances in their accounts, increase assets (car, etc.) as evidenced by Weekly Attendance Logs, Coaches notes, Self-Sufficiency Matrix, All data collected is entered into National Circles Integrated Data System (IDS) by Coach and Reviewed by Coordinator Monthly.	Increased economic activity in the CRA Areas. Increased economic development.

3-6 Week Employment Readiness Classes (resume writing, interviewing techniques, job search, set up profile on CareerSource database, etc.)	Participants will have professional resume, business plan, and profile on CareerSouce database.	85% of participants will have skills necessary to move to next phase of their Career track as evidenced by pre/post test, CL progress report done at intake & monthly self-sufficiency tracking form. Data entered into IDS by Coach and Reviewed quarterly by Coordinator	Increased economic activity in the CRA Areas. Increased economic development.
Weekly Community Meetings (Capacity Building, Ally-CL Match Meetings, Big View Meetings, Business Plan Development/Implementation	Participants will attend weekly community meetings with their Allies and show progress toward achieving their SMART goals.	85% of participants will linked with a volunteer Ally (mentor) that will guide them in setting up business plans, starting business and/or obtaining living wage employment as evidenced by Attendance logs, coaches' notes, self-sufficiency matrix, IDS. All data collected by Coach weekly and reviewed by Coordinator monthly.	Increased economic activity in the CRA Areas. Increased economic development.



EVALUATION PLAN

Funding Evaluation Plan

Boynton Beach Community Redevelopment Agency (CRA)

Organization Pathways to Prosperity, Inc. **Contact Person** Kemberly Bush

Project/Program Name Circles Palm Beach County **Funding Period** FY 2017-18

The Boynton Beach CRA is a public agency and is governed by the “Florida Public Records Law” under Florida State Statutes, Chapter 119. Any documents provided by the Applicant(s) may be subject to production by the CRA upon receipt of a public records request, subject to any exemptions provided by Florida Law.

SUBMISSION OF AN APPLICATION IS NOT A GUARANTEE OF FUNDING

It is the responsibility of the applicant to READ AND UNDERSTAND all aspects of the Grant Program’s Rules/Requirements and Application.

NOTICE TO THIRD PARTIES: The grant application program does not create any rights for any parties, including parties that performed work on the project. Nor shall issuance of a grant result in any obligation on the part of the CRA to any third party. The CRA is not required to verify that entities that have contracted with the applicant have been paid in full, or that such entities have paid any subcontractors in full. Applicant’s warranty that all bills related to the Project for which the applicant is directly responsible is sufficient assurance for the CRA to award grant funding.

Copy-and-paste table below to address each Key Activity included in the Project/Program Model for the Program/Project

PROGRAM/PROJECT	Activity # ___: 15-18 Weekly Circle Leader Training Classes	
OUTPUTS / Measurable Indicators →	Evaluation Process - Outputs: Who, Tools, When	
30 participants (2 classes of 15 each) will be enrolled into the Weekly Circle Leader Training Classes.	Weekly Attendance Logs, Coaches notes	
OUTCOMES / Measurable Indicators →	Evaluation Process - Outcomes: Who, Tools, When	
85% of participants will graduate from phase I which is Circle Leader Training Classes	Self-Sufficiency Matrix, All data collected is entered into National Circles Integrated Data System (IDS) by Coach and Reviewed by Coordinator Monthly.	
PROGRAM/PROJECT	Activity # ___: 2-6 Week Financial Literacy Workshop	
OUTPUTS / Measurable Indicators →	Evaluation Process - Outputs: Who, Tools, When	
Participants will develop an individualized financial plan, open bank accounts and provide evidence of managing them.	Weekly Coaches notes, Self sufficiency Matrix tracking form	

OUTCOMES / Measurable Indicators →	Evaluation Process - Outcomes: Who, Tools, When
85% of participants will complete this task and have positive balance in their accounts, increased assets (car, etc.).	All data collected is entered into National Circles Integrated Data System (IDS) by Coach and Reviewed by Coordinator Monthly

PROGRAM/PROJECT	Activity # __: 3-6 Week Employment Readiness Classes
OUTPUTS / Measurable Indicators →	Evaluation Process - Outputs: Who, Tools, When
Participants will have professional resume, business plan, and profile on CareerSouce database	Pre/Post Test, Circle Leader progress reports and Self-sufficiency tracking form.
OUTCOMES / Measurable Indicators →	Evaluation Process - Outcomes: Who, Tools, When
85% of participants will have skills necessary to move to next phase of their career track.	CL progress report done at intake & monthly self-sufficiency tracking form. Data entered into IDS by Coach and Reviewed quarterly by Coordinator

PROGRAM/PROJECT	Activity # __: Weekly Community Meetings/Business Plan Dev.
OUTPUTS / Measurable Indicators →	Evaluation Process - Outputs: Who, Tools, When
Participants will attend weekly community meetings with their Allies and show progress toward achieving their SMART goals.	Attendance logs, coaches' notes, self-sufficiency matrix, IDS. All data collected by Coach weekly and reviewed by Coordinator monthly.
OUTCOMES / Measurable Indicators →	Evaluation Process - Outcomes: Who, Tools, When
85% of participants will linked with a volunteer Ally (mentor) that will guide them in setting up business plans, starting business and/or obtaining living wage employment	Attendance logs, coaches' notes, self-sufficiency matrix, IDS. All data collected by Coach weekly and reviewed by Coordinator monthly.

Narrative response:

1. Describe input, if any, to this Evaluation Plan, or the Project/Program Model(s) on which it is based, from outside consultants, staff, Board, funders, clients, or other organization stakeholders. The Circles program model is based on a National Model, CirclesUSA, therefore in order to keep the efficacy of the model, we follow it and enter all of the data into an Integrated Data System.
2. Does the organization engage in other evaluation activities and reporting? Each of our funders require an evaluation process. The Circles program, however, has similar evaluation processes across all funding sources. In our other program, Bridges, we have a more comprehensive data collection and evaluation process that we must adhere to.

3. Will any additional cost be incurred to implement this Evaluation Plan? ___Yes x No If yes, describe specific items and amounts.
4. If applicable, have additional costs been included in the project/program budget? N/A
5. Who will be responsible for coordinating the evaluation process and preparing quarterly/annual reports? Incubator Coordinator and Program Coordinator
6. How will evaluation data be used for internal performance improvement? We utilize data to inform the content and quality of information we are giving to participants and make adjustments if necessary.
7. Will evaluation data/reports be shared with organization staff? Yes, Circles program staff.
8. Will evaluation data/reports be shared with the organization's Board of Directors? Data reports will be shared not on individual participants, but as an overall programmatic update.
9. The Boynton Beach CRA requires that evaluation data relative to CRA support be reported quarterly and at the end of the year. Will the data/reports be shared with other funders? Yes, in the same manner as shared with Board of Directors.
10. Who are other organization stakeholders? The Guiding Coalition and Funders. Will evaluation data/reports be shared with them? Yes in same manner as shared with Board of Directors.

CERTIFICATION AND WAIVER OF PRIVACY:

I, the undersigned applicant(s), certify that all information presented in this application, and all of the information furnished in support of the application, is given for the purpose of obtaining a grant under the Boynton Beach Community Redevelopment Agency Nonprofit Organization Grant Program, and it is true and complete to the best of my knowledge and belief.

I further certify that I am aware of the fact that I can be penalized by fine and/or imprisonment for making false statements or presenting false information. I further acknowledge that I have read and understand the terms and conditions set forth and described in the Boynton Beach Community Redevelopment Agency Nonprofit Organization Grant Program Rules and Requirements.

I understand that this application is not a guarantee of grant assistance, and that award of grants is at the sole discretion of the Boynton Beach Community Redevelopment Agency Board. I understand that the purpose of the grant is to further the Boynton Beach Community Redevelopment Plan, and that the Boynton Beach Community Redevelopment Agency may decline my application for any legal reason, including the reason that granting the award will not further the Community Redevelopment Plan. Should my application be approved, I understand that the CRA may, at its sole discretion, discontinue subsidy payments at any time if in its sole and absolute determination it feels such assistance no longer meets the program criteria or is no longer in furtherance of the Boynton Beach Community Redevelopment Plan.

I hereby waive my rights under the privacy and confidentiality provision act, and give my consent to the Boynton Beach Community Redevelopment Agency, its agents and contractors to examine any

I give permission to the Boynton Beach Community Redevelopment Agency or its agents to take photos of myself and business to be used to promote the program.

Signatures below indicate approval of and commitment to this Evaluation Plan and the Project/Program Model on which it is based:

 12/1/17

Chief Executive Signature Date


Printed Name/Title

 12/1/17

Chairperson, Board of Directors Date


Printed Name

Attachment: Project/Program Model



CRA PROJECT/PROGRAM
BUDGET REQUEST

	A	B	C	D	E	F
1	CRA Program/Project Budget Narrative Form					
2						
3	Organization Name		Pathways to Prosperity, Inc.			
4	Program/Project Name		Circles Palm Beach County			
5						
6	PROGRAM/PROJECT INCOME NARRATIVE		Amount	Justification / basis for budgeted amount (Insert lines for significant specific funding sources beneath line item categories)	C or P (2)	Date of: - P -Decision or - C - Funding Start (3)
7						
8	Fees, Tickets, Registration, etc.					
9	Corporate Grants/Contributions					
10	Individual Donations		8,291		P	Various
11	Foundation Grants		60,000		C/P	10/1/17 & 1/1/18
12	Government- Federal					
13	Government- Local/County		217,476		C	10/1/2017
14	Government- State					
15	In-Kind					
16	Interest Income					
17	Membership					
18	CRA Request		25,000	See Combined Budget, Revenue Section	P	1/1/2018
19	Other: Fundraiser		10,000		P	Various
20	Other:					
21	Other:					
22	Total Income		320,767	Equals Total Income, Program/Project (Column I)		
23						
24	NOTES:					
25	(1) Insert additional rows for significant specific funding sources beneath each line item category					
26	(2) For each significant grant, contract, or contribution, indicate if it is (C) confirmed, or (P) decision pending					
27	(3) For each item in Column E, indicate date decision is expected for PENDING and date funding begins for CONFIRMED					
28	(4) CRA Request, Column C, should match Column I on the Combined Budget					
29	(5) Total Income should equal Program/Project, Total Income, (Column I)					
30						
31	COMMENTS:					

	A	B	C	D	E	F
32	PROGRAM/PROJECT EXPENSE NARRATIVE		Amount	Item Detail/Description		
33						
34	Salaries :					
35	- .40 FTE Agency Director		38,017	Program allocation of Agency Director to Circles program		
36	- .75 FTE Incubator Coordinator		35,475	.45 FTE funded by CRA (\$21,285) Balance funded by others		
37	- 1 FTE Circles Coordinator		40,900	Coordinator of Circles program		
38	- 4 PT Circles Coaches		66,560	4 Part-time @ \$16/hr x 20hrs/wk x 52 wks		
39	- 2 PT Childwatch		22,734	2 Part-time @ \$10.93/hr x 20hrs/wk x 52 wks		
40			203,686	Total Salaries		
41						
42	Fringe Benefits:					
43	- FICA (7.65%)		15,582	CRA portion (\$1,628)		
44	- FL Unemployment Comp (2.24%)		2,830	CRA portion (\$71)		
45	- Workers Comp (1.86%)		3,789	CRA portion (\$396)		
46	- Health, Life, Dental & Retirement		20,888	CRA portion (\$1,620)		
47			43,089	Total Fringe Benefits		
48						
49	Professional Svcs/Consulting:					
50	- Circle Leaders Stipends		12,000	\$200/leader x 15 leaders/class x 4 classes		
51	- Accounting Fees		7,200	\$1,200/month x 12 mths x 50%		
52	- Audit Fee		4,000	\$8,000 x 50%		
53	- Training & Development		2,000	Staff/Board training and development costs		
54						
55			25,200	Total Professional Services / Consulting		
56						
57	Insurance:					
58	- Insurance		2,500	General/Professional Liab/Officers Liab/Wind @ 50%		
59						
60			2,500	Total Insurance		
61						
62	Licenses, Registration, Permits:					
63	- Circles Contract		4,000	Annual Circles contract Renewal Fee		
64						
65			4,000	Total Licenses, Registration, Permits		
66						
67	Conferences & Meetings:					

	A	B	C	D	E	F
68	- Circles National Conference		2,300	Travel costs for national conference		
69						
70			2,300	Total Conferences & Meetings		
72	Copying & Printing		2,500	Program printing/marketing material		
74	Equipment Rental/Maintenance		-			
76	Rent/Mortgage & Maintenance		10,000	Office and meeting space for program		
78	Utilities		-			
80	Telecommunications		2,400	Program staff cell phone allowance		
82	Office & Program Supplies		6,500	Office and program related supplies		
84	Postage & Delivery		1,000	Postage expenses for admin. And client related mailings		
86	Local Travel		4,592	Program staff local mileage reimbursements		
88	Capital Expenditures		-			
90	Other: Sponsored Events/Spec Asst.		7,000	Sponsor Big View Monthly Mtgs and Client Asst for emergency needs		
92	Other: Food		6,000	For Weekly Circle meetings (Avg \$1,500/class x 4 classes)		
94	____% Admin/Indirect Expense		-			
96	TOTAL EXPENSES		320,767	Equals Total Expense, Program/Project, Combined Budget (Column I)		
97						
98						
99						
100						
101						
102						
103						
104						
105						
106						
107						
108						
109						

	A	B	C	D	E	F
110						
111						
112						
113						
114						

	A	B	C	D	E	F	G	H	I	J	K
1	CRA Combined Budget Form - Funding Application FY 2017-18										
2	Organization Name				Pathways to Prosperity, Inc.						
3	Executive Leader & Key Financial Manager Names				Kemberly Bush						
4	Current FY (2016-17) Total Organization Budget				\$972,945						
5	Program/Project Name				Circles Palm Beach County						
6	Application Due Date				December 1, 2017						
7											
8	INCOME		FY 2016-2017 Organization Budget		FY 2016-2017 Organization Fiscal YTD thru 7/31/17		Projected FY 2017-18 Organization Total Budget		FY 2017-18 Projected Total Program/Project		
9	Fees, Tickets, Registration, etc.				3,246						
10	Corporate Grants/Contributions		60,000		3,800						
11	Individual Donations		24,831		6,142		8,291		8,291		
12	Foundation Grants		247,500		185,701		336,418		60,000		
13	Government - Federal										
14	Government- Local/County		614,614		449,476		620,257		217,476		
15	Government- State										
16	In-Kind										
17	Interest Income										
18	Membership										
19	CRA Actual or Requested		-				25,000		25,000		
20	Other: Fundraisers		26,000				15,400		10,000		
21	Other:										
22	Other:										
23	Total Income		972,945		648,365		1,005,366		320,767		
24											
25	CRA % of Total Income		0%		0%		2%		8%		
26											
27	NOTES:										
28	(1) The CRA Request in INCOME Column G should equal the CRA Request at the bottom of the EXPENSES budget										
29	(2) Total INCOME should equal Total EXPENSES to project a balanced budget in FY 2017-18 (Column G)										
30	(3) CRA % of projected Total Organization Income may not exceed 25% for FY 2017-18 (Column G) unless approved by CRA										
31	(4) Figures in Column I and, if applicable, Column K, should match Program/Project Budget Narrative										

	A	B	C	D	E	F	G	H	I	J	K
32	EXPENSES <i>See separate Instructions for line item definitions</i>		FY 2016-2017 Budget		FY 2016-2017 Organization Fiscal YTD thru 7/31/17		Projected FY 2017-18 Organization Total Budget		FY 2017-18 Projected Total Program/Project		
33	Salaries		509,868		368,674		508,923		203,686		
34	Taxes & Fringe Benefits		117,621		59,773		109,148		43,089		
35	Professional Svcs/Consulting		138,925		45,006		154,938		25,200		
36	Insurance		5,500		3,884		5,000		2,500		
37	Licenses, Registration, Permits		9,032		2,122		8,432		4,000		
38	Conferences & Meetings		6,775		16,720		4,000		2,300		
39	Copying & Printing		7,623		10,681		6,923		2,500		
40	Equipment Rental/Maintenance		3,600		3,000		3,600		-		
41	Rent/Mortgage & Maintenance		64,500		56,593		66,000		10,000		
42	Utilities		7,500		5,000		6,000		-		
43	Telecommunication		9,450		6,201		12,300		2,400		
44	Office & Program Supplies		20,472		16,435		28,641		6,500		
45	Postage & Delivery		1,300		202		1,300		1,000		
46	Local Travel		12,779		5,999		9,959		4,592		
47	Capital Expenditures						-		-		
48	Other: Sponsored Events/Spec Asst		23,400		19,095		41,568		7,000		
49	Other: Food		14,600		12,469		18,634		6,000		
50	Sub-Total Expenses		952,945		631,854		985,366		320,767		
51	____% Admin/Indirect Expense		20,000				20,000		-		
52	Total Expense		972,945		631,854		1,005,366		320,767		
53											
54	NET INCOME		-		16,511		-		0		
55											
56	Total Expenses Project						320,767				
57	CRA Request						25,000		-		
58											
59	NOTES:										
60	(1) Refer to separate Instructions for definitions of each line item expense										
61	(2) In Column G, CRA Request may be less than Total Expense as there may be other sources of revenue for the program(s)										
62	(3) Projected NET INCOME (Total Income minus Total Expense) should equal zero for a balanced budget in FY 2017-2018 (Column G)										



710 N Federal Highway
Boynton Beach, FL 33435
Ph: 561-737-3256
Fax: 561-737-3258
www.catchboynton.com

December 26, 2017

Ms. Kemberly Bush, Executive Director, CEO
Pathways to Prosperity
970 N. Seacrest Boulevard
Boynton Beach, FL 33435

RE: NOGP Funding Evaluation Committee Request

Dear Ms. Bush:

On December 19, 2017, the NOGP Funding Evaluation Committee reviewed and discussed Pathways to Prosperity's NOGP application. The following information is requested in order for the Committee to complete its review and make a recommendation to the CRA Board.

1. How does the Circles of Palm Beach County (PBC) meet the CRA's Funding Framework (see Page 5 of the NOGP Guidelines)? Specifically, what type of industries will Circles of PBC focus on during this grant cycle? How will the short-term outcomes and long-term impacts be achieved? And, what are the measurable outcomes for this program as it relates to the direct benefits to be received by the CRA?
2. More specific data and historical information on the growth and stability of the Circles of PBC program since its inception and how it is aligned with the CRA's economic development goals of creating jobs and economic opportunities since the CRA cannot fund social service programs or activities.
3. Information regarding the service area and draw of clients (leaders) of the Circles of PBC program as well as the location of the businesses that have been created from the program. The NOGP eligibility criteria require that the programs and projects "serves residents or businesses of the CRA Area and/or intends to locate a project or program in the CRA area that will bring visitors to the district to participate in funded projects or programs."

The NOGP Funding Evaluation Committee would like to invite you to their next meeting on January 16, 2018, 1:30 P.M., at the CRA Office to present the above requested items. If you are unable to attend, a RSVP is requested by January 3, 2018 so that other arrangements can be made to receive the requested information by January 10, 2018, 5:00 P.M. for review by the Committee.

Thank you for your interest and participation in our NOGP process. I may be reached at (561) 600-9098 or ShuttT@bbfl.us.

Sincerely,

Thuy T. Shutt

Assistant Director

cc: NOGP Funding Evaluation Committee members
file



NOGP Funding Evaluation Committee Request

Responses:

1. How does the Circles of Palm Beach County (PBC) meet the CRA's Funding Framework?

- Circles Palm Beach County, through the assistance of our Incubator Coordinator, provide Circles graduate with understanding the process of starting and growing a business. We will provide them with the guidance and training necessary to start their desired businesses while connecting them with Allies (volunteers who are experienced business professionals and subject matter experts) to assist in developing the management, financial, and technical skills necessary to become self-sustaining members of the business community. We also provide guidance on the basic, day-to-day operations required to run a business, such as bookkeeping and human resources.

Specifically, what type of industries will Circles PBC focus on during the grant cycle?

- Circles PBC will focus on Culinary industries and Business & Financial Services. However, all of our graduates will have varying goals, as a program, our Incubator Coordinator will focus on the stated areas. We will ensure they have knowledge of the process of complying with municipal, county, state and federal policies, procedures and regulations.

How will the short term outcomes and long-term impacts be achieved?

- Graduates will develop business plans, be matched with an Ally (business mentor), and obtain licenses for business by the end of this grant cycle. Long-term impacts will include increased economic development in the CRA District and recognition of new business start-ups on the National CirclesUSA website with notable mention of CRA's role in the business development.
2. More specific data and historical information on the growth and stability of the Circles PBC program since inception and how it aligns with CRA's economic development goals.
- Because Circles PBC has multiple sites (Delray, Riviera Beach, West Palm Beach and Boynton), businesses that have been developed have not been concentrated in the Boynton's CRA District. However, we have Circles graduates that have started various businesses (commercial janitorial business, event planning, catering and bookkeeping). We have historically not required or encouraged participants in a particular business tract, but with the support of the CRA and the Funding guidelines, we will have a focus for this funding cycle over the next (minimum) three years.
3. Information regarding the service area and draw of clients (leaders) of the Circles PBC program.
- Again, we have not in the past encouraged participants to start their business in the CRA district, however, moving forward we will draw participants from this area and, where possible, start their business here as well.

FY 2017-18 NOGP FUNDING EVALUATION COMMITTEE'S RESULTS

January 16, 2018

No.	Criterion	Max. Points	Funding Evaluation Committee Avg. Rating	Rating %
	ORGANIZATION CAPACITY (20%) - ENTER RATINGS HERE			
1	Length of time established, overall growth/stability	5	4.3	
2	Stability/growth of organization funding	5	4.3	
3	Board composition, role, commitment to program/project	5	2.0	
4	Demonstrated experience/success with similar program/project	5	1.0	
5	Program/project leadership and staff qualifications	15	3.3	
6	Collaborative relationships/affiliations relative to program/project	5	4.3	
7	Strategic planning process/current plan	5	4.0	
	Organization Capacity Subtotal	45	23.3	10.4%
	PROJECT/PROGRAM - Enter ratings on attached sheet			
	Project/Program - Need (20%)	20	6.7	6.7%
	Project/Program - Description (10%)	30	9.7	3.2%
	Project/Program Projected Results (20%)	35	8.0	4.6%
	Project/Program - Evaluation Plan (10%)	35	8.7	2.5%
	Project/Program - Budget & Sustainability (20%)	35	28.7	16.4%
	Program - Total, including Organization Capacity	200	85	43.8%
NOTES AND COMMENTS: Final Funding Award Subject to CRA Board Approval				

**AGREEMENT TO FUND BUSINESS INCUBATOR PROGRAM SERVICES TO
PATHWAYS TO PROSPERITY, INC.**

This Agreement for the funding of business incubator program services ("Agreement") is entered into this _____ day of March 13, 2018, by and between the:

BOYNTON BEACH COMMUNITY REDEVELOPMENT AGENCY ("CRA"), a public agency created pursuant to Chapter 163, Part III, Florida Statutes, with a business address of 710 North Federal Highway, Boynton Beach, Florida 33435;

and

the PATHWAYS TO PROSPERITY, INC., ("P2P"), a Florida Not-For-Profit Corporation, with a business address of 970 N. Seacrest Boulevard, Boynton Beach, FL 33435.

RECITALS

WHEREAS, the CRA recognizes that the future economic health of the CRA and the City of Boynton Beach ("City") depends upon small businesses; and

WHEREAS, the CRA recognizes that many of the small businesses within the City are facing challenges due to economic conditions; and

WHEREAS, business development organizations, specifically including P2P, nurture the development of entrepreneurial companies by providing business support services and by allowing individuals to share resources with industry experts; and

WHEREAS, the CRA Board anticipates that P2P will assist in providing training leading to economic opportunities in the Boynton Beach Community Redevelopment Area ("CRA Area"), enhancing the entrepreneurial climate in the CRA Area, retaining talents and business in the CRA Area, and diversifying the local economy; and

WHEREAS, business training programs meet the CRA's objective of economic development within the CRA Area per Chapter 163, Part III, Florida Statutes and with further the objectives of the CRA Plan; and

WHEREAS, The CRA recognizes that P2P's business development component of the Circles Palm Beach County ("Circles") is a business incubator program which is a unique and innovative model specific to training individuals who wants to start their own businesses within the CRA District; and

WHEREAS, it is likely that P2P's Circles clients would have substantial costs associated with obtaining their own resources and training individually; and

WHEREAS, the CRA Board approved the Fiscal Year 2017-2018 budget at the September 19, 2017 meeting, which included funding the Nonprofit Organization Grant Program (NOGP) for the Economic/Business Development category, to support eligible nonprofit organizations with projects and programs that will create jobs and economic opportunities in the CRA District and further the CRA Plan;

NOW THEREFORE, in consideration of the mutual promises, covenants and agreements herein contained and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties hereby agree as follows:

Section 1. Incorporation. The foregoing recitals and all other information above are true and correct at the time of the execution of this Agreement and are hereby incorporated herein as if fully set forth.

Section 2. Effective Date. This Agreement shall be effective on the date the last party to sign executes this Agreement ("Effective Date").

Section 3. Goals of the NOGP Funded by the CRA. The goal of the NOGP is to assist City residents and business, especially those located in the CRA Area, in starting or expanding small businesses in furtherance of the CRA Plan, as it may exist from time to time. P2P will assist both experienced and inexperienced business clients and provide training and counseling services on a variety of topics to help current and aspiring business owners become successful business owners. This Agreement shall be interpreted to further these goals.

Section 4. Requirements

A. Scope of Work. P2P will run the Circles Incubator Program to assist Boynton Beach residents and businesses who desire to start up a small business or accelerate the growth of an existing business (Circles Incubator Clients). P2P will use its best efforts to ensure that the business development component of the Circles Program will provide a nurturing learning and production environment for small businesses, individual entrepreneurs, and minority and women-owned businesses. P2P will assist both experienced and inexperienced business clients and provide training and counseling services on a variety of topics to help current and aspiring business owners become successful business owners.

B. Eligibility. The parties agree that entrepreneurs, start-up business, new businesses and existing businesses shall be eligible for the Circles Incubator Program.

C. Results and Deliverables. P2P will:

1. Provide a report (Quarterly Report) to the CRA according to the schedule in Section 4.D of this Agreement. Failure to submit a Quarterly Report constitutes an event of default pursuant to this Agreement and renders P2P ineligible to receive funding pursuant to this Agreement until such default is cured. The CRA will not process requests for reimbursement until the default is cured. The Quarterly Report must contain an update on each item listed in this Paragraph (Paragraph C. Results and Deliverables).
2. Develop three (3) new business entrepreneurs who is ready to open a business by September 30, 2018. P2P will provide evidence to the CRA of this _____ by submitting _____, or _____ forms with each Quarterly Report.
3. Conduct quarterly workshops/training. P2P will submit with each Quarterly Report copies of sign-in sheets from the quarterly meetings. The sign-in sheets must include the following information:

- a. Name and Description of workshop or training, including the date, location and time of the workshop or training.
 - b. Name of participant(s), business name of participant(s) (if applicable), type of business, address, telephone number, email address of participant(s).
4. Create a cumulative list of Circles Incubator Clients ("Client List") and provide proof of residency for all clients as of March 13, 2018. Acceptable forms of proof of residency include driver's licenses, business and corporate documents, business licenses and other forms of proof the CRA deems acceptable. The Client List must indicate whether each client is existing or new and if any Circles Client is on a previous report or has dropped out of the Circles Program. After the first Quarterly Report, P2P shall be required to submit proof of residency documents only for new Circles Incubator Clients.
5. Provide statistics on Circles Incubator Clients who have graduated from the Circles Incubator Program ("Incubator Program Graduates"), including a list of Incubator Program Graduates who have started or expanded their businesses. In the Quarterly Report, P2P must provide copies of leases for businesses of Incubator Program Graduates and a description of the business that has been started or expanded as a result of the Circles Incubator Program.
6. Make active efforts to ensure that a minimum of 25% of the Circles Incubator Clients and Circles Incubator Graduates reside in or intend to open independent businesses within the CRA Area, and provide written or marketing materials used to meet this goal. P2P will provide an update on progress towards this goal in each Quarterly Report.
7. Obtain and provide to the CRA data on the economic impact of the Circles Incubator Program, which shall include business data, such as tax returns, of Circles Incubator Clients and Incubator Program Graduates as reported to the Internal Revenue Service, and other summary data related to economic impact in the CRA area.
8. Provide financial statements for the Incubator Program. P2P will hire, at its own expense, an independent Certified Public Accountant to provide the most recent financial statement review for the Circles Incubator Program that must be submitted to the CRA as soon as completed and prior to any additional funding consideration by the CRA. Quarterly financial statements are due on the schedule outlined in Section 4.D of this Agreement. This paragraph shall not be read to required financial statements from all Incubator Program Clients and Incubator Program Graduates.
9. Undertake Circles Incubator Program marketing outreach activities to recruit participants who are new or existing small business owners that focus on similar industries as listed in the NOGP CRA Funding Framework. Marketing efforts will be towards persons who are residents of the City of Boynton Beach or own and operate a small business located in the City of Boynton Beach. Recruitment of participants for the program will be from word of mouth, direct marketing, publicity mailings, email, press releases, attendance at local business events, and referrals by the local Boynton Beach community organizations. P2P shall provide copies of marketing materials with each Quarterly Report.

D. Reporting and Reimbursement Requests. P2P shall provide to the CRA Quarterly Reports and requests for reimbursement according to the following schedule:

For the period of:

March 13, 2018 – June 30, 2018: due to CRA by July 1, 2018

July 1, 2018 – September 30, 2018: due to CRA by October 1, 2018

Section 5. Compensation. The CRA shall pay P2P a total of \$32,077 for P2P's performance of its obligations under this Agreement. P2P will be paid quarterly in an amount of \$16,038.50 per quarter upon formal written request by P2P. Payment is contingent upon receipt by the CRA of all Results and Deliverables listed in Section 4. Requirements. Time is of the essence, and in order to receive compensation P2P must make requests for compensation in accordance with the schedule found in Section 4.D of this Agreement. The CRA shall pay within thirty (30) days of receipt of all required reports and requests. Deadlines for reports must be strictly adhered to for reimbursement by the CRA.

All payments shall be in the form of a CRA check made payable to P2P. No payment made under this Agreement shall be conclusive evidence of the performance of this Agreement by P2P, either wholly or in part, and no payment shall be construed to be an acceptance of or to relieve P2P of any liability under this Agreement.

Section 6. No Partnership. P2P agrees nothing contained in this Agreement shall be deemed or construed as creating a partnership, joint venture, or employee relationship. It is specifically understood that P2P is an independent contractor and that no employer/employee or principal/agent is or shall be created nor shall exist by reason of this Agreement or P2P's performance under this Agreement.

Section 7. Termination. This Agreement will automatically terminate after the CRA has made the last payment to P2P as requested by P2P pursuant to the schedule in Section 4.D of this Agreement. This Agreement may be terminated earlier for any reason, or no reason, by the CRA upon thirty (30) days written notice of termination to P2P.

Section 8. Non-Discrimination. P2P agrees that no person shall, on the grounds of race, color, ancestry, disability, national origin, religion, age, familial or marital status, sex or sexual orientation, be excluded from the benefits of, or be subjected to discrimination under any activity carried on by P2P, its subcontractors, or agents, in the performance of this Agreement. In the event that the CRA is made aware that such discrimination has occurred in breach of this Agreement, it shall provide notice to P2P. Upon receipt of such notice, P2P shall have 15 days to provide evidence that it has cured the breach. The CRA will evaluate the evidence provided and determine, in its sole discretion, if the breach has been adequately cured, and if the CRA determines the breach has not been cured, the CRA shall have the right to immediately terminate this Agreement shall not be liable for any further payments to P2P pursuant to this Agreement. This Section shall not be construed so as to alter any other provisions of this Agreement concerning termination except as specifically stated in this Section.

Section 9. Convicted Vendor List. As provided in Sections 287.132 – 287.133, Florida Statutes, by entering into this Agreement or performing any work in furtherance hereof, P2P certifies that it, and its affiliates, contractors, subcontractors or agents who will perform hereunder, have not been placed on the Convicted Vendor List maintained by the State of Florida Department of Management Services within thirty-six (36) months immediately preceding the date of this Agreement.

Section 10. Indemnification. P2P shall indemnify, defend, save, and hold harmless the CRA, its elected officers, its agents, and its employees, from any and all claims, demands, suits, costs, damages, losses, liabilities, and expenses, sustained by any person whomsoever, which damage is direct, indirect or consequential, arising out of, or alleged to have arisen out of, or in consequence of the services furnished by or operations of P2P or its subcontractors, agents, officers, employees or independent contractors pursuant to the Agreement, specifically including, but not limited to, those

caused by or arising out of any intentional act, omission, negligence or default of P2P and/or his subcontractors, agents, servants or employees in the provision of services under this Agreement. Nothing in this Agreement shall be deemed to affect the rights, privileges, and sovereign immunities of the CRA as set forth in Section 768.28, Florida Statutes.

Section 11. Notice. Whenever either party desires to give notice to the other party as required under this Agreement, it must be given by written notice to the name(s) and address(es) specified in this Section, and must be sent by (i) hand delivery with a signed receipt; (ii) by a recognized national courier service; or (iii) by Certified United States Mail, with return receipt requested. Any party may change the person or address to whom notice must be directed by providing written notice to the other parties. Notices must be sent to:

If to the CRA: Boynton Beach Community
Redevelopment Agency
Attn.: Michael Simon, Interim Executive Director
710 North Federal Highway
Boynton Beach, Florida 33435

With copy to: Tary Duhy, Esquire
Lewis, Longman & Walker, P.A.
515 North Flagler Drive, Suite 1500
West Palm Beach, Florida 33401

If to P2P: Kemberly Bush, Executive Director, CEO
Pathways to Prosperity, Inc.
970 N. Seacrest Blvd.
Boynton Beach, FL 33435

Every notice shall be effective on the date actually received, as indicated on the receipt therefore, or on the date delivery thereof is refused by the intended recipient.

Section 12. Waiver of Claims. The CRA shall not be responsible for any property damages or personal injury sustained by P2P from any cause whatsoever related to P2P's performance under this Agreement, whether such damage or injury occurs before, during, or after P2P's performance. P2P hereby forever waives, discharges, and releases the CRA, its agents, and its employees, to the fullest extent the law allows, from any liability for any damage or injury sustained by P2P. **This waiver, discharge, and release specifically include negligence by the CRA, its agents, or its employees, to the fullest extent the law allows.**

Section 13. General Provisions.

A. Entire Agreement; No Modification. The CRA and P2P agree that this Agreement sets forth the entire and sole Agreement between the parties concerning the subject matter expressed herein and that there are no promises or understandings other than those stated herein. None of the provisions, terms and conditions contained in the Agreement may be added to, modified, superseded, or otherwise altered, except by written instrument executed by the parties hereto. All prior and contemporaneous agreements, understandings, communications, conditions or representations, of any kind or nature, oral or written, concerning the subject matter expressed herein, are merged into this Agreement and the terms of this Agreement supersede all such other agreements. No extraneous information may be used to alter the terms of this Agreement.

B. Survival. The provisions of this Agreement regarding termination, default, and indemnification shall survive termination or expiration of this Agreement and shall remain in full force and effect.

C. Severability. If any provision of this Agreement or application thereof to any person or situation shall, to any extent, be held invalid or unenforceable, the remainder of this Agreement, and the application of such provisions to persons or situations other than those as to which it shall have been held invalid or unenforceable shall not be affected thereby, and shall continue in full force and effect, and be enforced to the fullest extent permitted by law.

D. Headings. The Headings herein are for convenience of reference only and shall not be considered in any interpretation of this Agreement.

E. Governing Law, Jurisdiction, and Venue. The terms and provisions of this Agreement shall be governed by, and construed and enforced in accordance with, the laws of the State of Florida and the United States of America, without regard to conflict of law principles. Venue and jurisdiction shall be Palm Beach County, Florida, for all purposes, to which the Parties expressly agree and submit.

F. Independent Advice. The Parties declare that the terms of this Agreement have been read and are fully understood. The Parties understand that this is a binding legal document, and each Party is advised to seek independent legal advice in connection with the matters referenced herein.

G. Voluntary Waiver of Provisions. The CRA may, in its sole and absolute discretion, waive any requirement of P2P contained in this Agreement.

H. No Transfer. This Agreement shall not subcontract, assign or otherwise transfer this Agreement to any individual, group, agency, government, non-profit or for-profit corporation, or any other entity, without written consent of the CRA.

I. Binding Authority. Each party hereby represents and warrants to the other that each person executing this Agreement on behalf of the CRA and P2P (or in any representative capacity) as applicable, has full right and lawful authority to execute this Agreement and to bind and obligate the party for whom or on whose behalf he or she is signing with respect to all provisions contained in this Agreement.

J. Public Records. The CRA is public agency subject to Chapter 119, Florida Statutes. To the extent required by law, P2P shall comply with Florida's Public Records Law. Specifically, P2P shall:

1. Keep and maintain public records that ordinarily and necessarily would be required by the CRA in order to perform the services referenced herein;
2. Provide the public with access to such public records on the same terms and conditions that the CRA would provide the records and at a cost that does not exceed that provided in chapter 119, Fla. Stat., or as otherwise provided by law;
3. Ensure that public records that are exempt or that are confidential and exempt from public record requirements are not disclosed except as authorized by law; and
4. Meet all requirements for retaining public records and transfer to the CRA, at no cost, all public records in possession of P2P upon termination of the contract and destroy any duplicate public records that are exempt or confidential and exempt. All records stored electronically must be provided to the CRA in a format that is compatible with the information technology systems of the CRA.

K. Default. The failure of P2P to comply with the provisions set forth in this Agreement shall constitute a Default and Breach of this Agreement. If P2P fails to cure the default within seven (7) days' notice from the CRA, the CRA may terminate the Agreement and shall not be liable for any further payments to P2P pursuant to this Agreement; however, the CRA may elect, in its sole discretion, to fully or partially compensate P2P for P2P's partial performance under this Agreement.

L. Counterparts and Transmission. To facilitate execution, this Agreement may be executed in as many counterparts as may be convenient or required, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. The executed signature page(s) from each original may be joined together and attached to one such original and it shall constitute one and the same instrument. In addition, said counterparts may be transmitted electronically (i.e., via facsimile or .pdf format document sent via electronic mail), which transmitted document shall be deemed an original document for all purposes hereunder.

M. Agreement Deemed to be Drafted Jointly. This Agreement shall be deemed to be drafted jointly and shall not be construed more or less favorably towards any of the parties by virtue of the fact that one party or its attorney drafted all or any part thereof. Any ambiguity found to exist shall be resolved by construing the terms of this Agreement fairly and reasonably in accordance with the purpose of this Agreement.

N. Compliance with Laws. In its performance of this Agreement, P2P shall comply in all material respects with all applicable federal and state laws and regulations and all applicable Palm Beach County, City of Boynton Beach, and CRA ordinances and regulations.

IN WITNESS WHEREOF, the parties hereto have entered this Agreement on the day and year first above written.

**BOYNTON BEACH COMMUNITY
REDEVELOPMENT AGENCY**

By: _____
Print Name: Steven B. Grant, Chair
Date: _____
(Witness) _____
Print Name: _____
(Witness) _____
Print Name: _____

**PATHWAYS TO PROSPERITY, INC. CIRCLES PALM BEACH COUNTY BUSINESS
DEVELOPMENT PROGRAM**

By: _____
Kemberly Bush, Executive Director
CEO
Date: _____
(Witness) _____
Print Name: _____
(Witness) _____
Print Name: _____



ADVISORY BOARD ITEM C.2.

NEW ASSIGNMENTS FROM FEBRUARY 13, 2018 CRA BOARD MEETING:

SUBJECT:

Consideration of the Guidelines and Application for the Boynton Beach CRA Non-Profit Organization Grant Funding Program

SUMMARY:

At the September 27, 2017 CRA Board meeting, the CRA Board approved the Nonprofit Organizations Grant Program (NOGP) for implementation in October of 2017. There are four categories that may be approved by the CRA Board for funding each fiscal year. These include: Removal of Slum and Blight, Economic/Business Development, Affordable and Workforce Housing, and Recreation and Cultural Facilities. The Board approved funding for the Economic/Business Development category for FY 2017-18.

The Board wanted to extend the program to assist other nonprofits with similar programs/projects in furtherance of the CRA Plan. The formal grant process was developed to be transparent with objective and measurable evaluation criteria. Additionally, the annual NOGP program would allow the CRA to start the grant informational workshop in May, notice of funding in June, and ultimately complete the grant evaluation/award process by August for inclusion into the fiscal year budget and implementation by October 1st of each year.

The attached draft Nonprofit Organizations Grant Program (NOGP) guidelines and review process is developed with parameters that would provide a funding framework and methodology for verifying effectiveness of the programs and activities supported by the CRA (see Attachment I). The program's parameters includes eligibility and review criteria, funding amount and categories, and deliverables to ensure an objective and consistent evaluation process for the Funding Evaluation Committee while providing flexibility for the CRA Board to determine appropriate funding amounts.

Proposed grant documents, including application, instructions, form documents (including budget and quarterly/annual evaluation reports), and recommended evaluation criteria/scoring methodology are provided for Board review (see Attachments II through IX). To facilitate the application process, the grant application will be made available electronically on the CRA's website and in printed formats at the CRA Office.

Notice of available funding was advertised through traditional methods (e.g. legal ad, press release, postings at public buildings, Creole and Spanish flyers - Attachment X, etc.) as well as eblasts, CRA website, and other available social medial resources. Two pre-submission workshops were held (October 23, 2017 and November 13, 2017). All grant application and supportive documents were

made available electronically in editable formats on the CRA's website and printed formats at the CRA Office for interested parties.

On February 13, 2018, Pathways to Prosperity (P2P) was awarded \$32,077 in funding by the CRA Board. The CRA Board assigned the review of the NOGP to CRAAB to consider the possibility of allowing additional members on the Funding Evaluation Committee and to offer additional improvements to the program. Specifically, the Board suggested either a CRAAB member, provided there is no conflict of interest, and/or City staff such as the Economic Development Director and adjustments to the review criteria for newly created programs or projects. Additionally, the Board would like CRAAB to recommend funding of any of the other categories in addition to the Economic/Business Development category for the remaining funds in FY2017-18.

FISCAL IMPACT:

The Nonprofit Organization Grant Program (NOGP) will assist nonprofit organizations with demonstrated capacity to create jobs and economic opportunity thus adding to the CRA and City's tax base. \$125,000 will be budgeted for this program in FY 2017-18 line item, 02-58500-470, Project Fund.

CRA PLAN/PROJECT/PROGRAM:

2016 Boynton Beach Community Redevelopment Plan

CRAAB RECOMMENDATION:

To be determined after review and discussion.

ATTACHMENTS:

Description

- ▣ **Attachment I - NOGP Guidelines FY 2017-18**
- ▣ **Attachment II - NOGP Application Instructions FY 2017-18**
- ▣ **Attachment III - NOGP Application Form and Credit Authorization FY 2017-18**
- ▣ **Attachment IV - Project/Program Model Instructions FY 2017-18**
- ▣ **Attachment V - NOGP Project/Program Model Form FY 2017-18**
- ▣ **Attachment VI - NOGP Evaluation Plan Instructions FY 2017-18**
- ▣ **Attachment VII - NOGP Evaluation Plan Form FY 2017-18**
- ▣ **Attachment VIII - NOGP Budget Forms FY 2017-18**
- ▣ **Attachment IX - NOGP Evaluation Forms FY 2017-18**
- ▣ **Attachment X - NOGP Flyer FY 2017-18**



Nonprofit Organization Grant Program

Fiscal Year 2017-18 Funding Cycle

Boynton Beach Community Redevelopment Agency Nonprofit Organization Grant Program (NOGP)

Table of Contents

Funding Framework	3
Needs and Priorities for Funding	3
Nonprofit Organization Grant Program (NOGP)	4
Boynton Beach Community Redevelopment Agency (CRA) Funding Framework.....	5
Amount of Funding:	6
Types of Activities	7
Eligibility for Funding	8
Funding Cycle	8
Application Components.....	8
Application and Review Process.....	9
Application Review Criteria	10
Accountability for Use of CRA Funds	12

Boynton Beach Community Redevelopment Agency

Nonprofit Organization Grant Program (NOGP)

Fiscal Year 2017-18

Funding Framework

The mission of the Boynton Beach Community Redevelopment Agency (CRA) is to foster and directly assist in the redevelopment of the Community Redevelopment Area (CRA Area) in order to eliminate blight, create an economically sustainable downtown, and encourage economic growth, thus improving the attractiveness and quality of life of the CRA Area and by extension, the City of Boynton Beach as a whole. The 2016 Boynton Beach Community Redevelopment Plan (CRA Plan) provides the framework for projects and activities intended to accomplish this mission, and offers objectives for redevelopment of the area that is also consistent with the citizens' visions as expressed through various neighborhood and area planning initiatives. In addition, the CRA Plan must be consistent with the City of Boynton Beach's Comprehensive Plan. In order to remain current in the fast-paced, ever changing economy of South Florida, both the CRA Plan and City of Boynton Beach Comprehensive Plan are periodically reviewed and updated in order to accurately reflect changing conditions and community objectives.

The CRA cannot fund the immense task of redevelopment on its own and encourages leveraged investment by private enterprise. With limited resources available for redevelopment efforts, the CRA allocates funding to projects and programs that will provide the most benefit for the dollars expended. To assure the CRA is receiving the intended results from its projects and programs it is important that funding decisions be based on expectations of specific, measurable outcomes. In addition, since the implementation of a few strategically placed well-funded programs may have a much greater impact on the overall area than many inadequately funded ones, programs must be evaluated in the context of the CRA Plan and overall goals, and implemented accordingly.

Therefore, the CRA's funding activities must align with the CRA Plan. Toward that end, the CRA has developed the Nonprofit Organization Grant Program (NOGP) as a methodology for evaluating the effectiveness of the programs and activities the CRA supports in furthering the CRA Plan. The objectives of this program is capacity building for the nonprofit organizations receiving CRA funds so CRA funds can be leveraged with other funding sources and not used as a sole funding source.

Needs and Priorities for Funding

The CRA provides funding to address "Overall Needs" within the Community Redevelopment Area. Along with the specific needs identified within the CRA Plan for the various districts of the CRA Area, the following "Overall Needs" are wide in scope and encompass some of the more serious problems that are prevalent throughout the CRA Area and contributed to the overall state of decline. These needs are addressed in previous CRA redevelopment plans and have been consolidated in the 2016 Boynton Beach Community Redevelopment Plan.

Removal of Slum and Blight (Demolition of Blighted Properties and Community Beautification and Clean-up Activities)
Economic/Business Development
Affordable and Workforce Housing
Recreation & Cultural Facilities

While the CRA is the primary entity responsible for implementing the CRA Plan, the economic development envisioned by the CRA Plan may also be addressed through partnerships with other organizations. The NOGP has the potential to realize results without duplicating efforts through strategic alliances between the CRA and nonprofits that have a demonstrated capacity to address those needs. This program may be expanded in the future at the discretion of the CRA Board to include funding categories listed above.

In order to better evaluate funding requests from those organizations and potential new “Partners,” and measure the results of activities supported by CRA funds relative to the CRA’s goals and objectives, the CRA developed the NOGP process and documents.

Funding Categories for FY 2017-18

Economic/Business Development

Nonprofit Organization Grant Program (NOGP)

The NOGP provides a strategic framework for awarding and evaluating funding for programs and projects that further the CRA Plan, and includes specific guidelines that provide clear and consistent means for the CRA to:

- Inform the community about CRA funding interests and intentions;
- Identify funding in each fiscal year that is eligible for strategic partnerships based on the four "Overall Needs" identified above (Removal of Slum and Blight, Affordable and Workforce Housing, Economic/Business Development, Recreation and Cultural Facilities);
- Advise potential applicants on how they may become partners in accomplishing shorter and longer-term CRA goals;
- Consider and compare funding applications and make funding decisions; and,
- Measure and evaluate organization performance relative to projections once funding is awarded.

For the Economic/Business Development Category funded in FY 2017-18, the NOPG describes the kinds of activities the CRA will fund and the short-term outcomes and long-term impacts the CRA hopes to achieve in collaboration with its nonprofit partner. It includes tools to assist the CRA in assessing the success of projects and programs that receive CRA funding. Funding applications must demonstrate alignment with these guidelines.

Boynton Beach Community Redevelopment Agency (CRA) Funding Framework

	Economic/Business Development
<i>CRA funds these kinds of activities</i>	<ul style="list-style-type: none"> • Business incubator facilities/programs that focus on the following industries, and have the potential to create five or more jobs, such as: <ul style="list-style-type: none"> – Communication/Information Technology – Life Science – Culinary Industries – Arts and cultural Industries – Business & Financial Services – Clean Energy – Emerging Technologies – Corporate Headquarters
<i>To achieve these (short-term) outcomes</i>	<ul style="list-style-type: none"> • Establishment and/or expansion of technology-based businesses, culinary industries, creative industries, and similar industries • Creation of higher paying jobs located in the CRA Area • Higher occupancy in office buildings • Increased economic activity in the CRA Area • Diversified local economy in the CRA Area
<i>With these long-term impacts</i>	<ul style="list-style-type: none"> • Construction of new mixed use buildings in the applicable CRA Districts • National recognition of Boynton Beach as a City where companies want to be • Higher tax base • Increased economic development
<i>Demonstrated by these kinds of measures of success</i>	<ul style="list-style-type: none"> • Number and types of new technology/creative based business start-ups • Number of higher paying new jobs • Number of new mixed use buildings • Number of new arts and cultural venues • Number of technology based businesses relocating to or expanding in the CRA Area • Dollars invested/capital raised • Increases in assessed values • Occupancy rates

The NOGP framework does not replace guidelines for various other CRA grant programs such as Commercial Façade Improvement Grant Program, Commercial Interior Build-Out Grant Program, Commercial Rent Reimbursement Grant Program, and Commercial Construction Permit Grant Program.

Amount of Funding:

The following guidelines regarding the amount of funding for which a potential Nonprofit Partner may apply are effective for Fiscal Year 2017-2018.

- CRA support for Nonprofit Partners will be subject to availability of funds and the quality of their applications relative to these guidelines.
- CRA support may not exceed 25% of an organization's total operating budget for the year or a maximum of \$75,000, whichever is less, for a specific requested program or project, unless approved by the CRA Board as specified below.
- The CRA Board may approve a grant allocation in excess of 25% of an organization's operating budget for the year, up to a maximum of \$75,000, for a specific requested program or project may be considered by the CRA Board in the following circumstances:
 - The program or project service area is located within CRA priority area(s);
 - The program or project supports CRA priority project(s); or,
 - CRA funds are leveraged with other investment or private enterprise.
- An organization may request support for only one program or project in FY 2017-2018.
- Funding may be requested for a maximum one-year period in any application, though applications may be submitted for the same project/program in more than one consecutive year.
- The inclusion of in-kind cash value and/or services as projected and/or current revenue will be given careful review by the CRA. The value of in-kind revenue must be thoroughly documented and in general should not exceed ten percent (10%) of the total project/program budget. For Affordable Housing programs, real estate donations will not be included in the 10% calculation.
- Nonprofit Partners that have received funding in prior years must submit applications annually for future funding; no future funding will be made based on past support.
- Funds will be disbursed quarterly in accordance with the "Funding Agreement" executed by each Nonprofit Partner upon approval of funding.

Along with organizational and programmatic considerations, the CRA will include financial factors in its review of funding proposals to determine whether or not and how much funding will be awarded to each applicant. Financial considerations may include projected and actual revenue and expenses for prior years, financial statements, the proposed program/project budget, committed and potential support from other funders, financial sustainability, and the CRA's own budget and available resources.

Types of Activities

At the CRA's sole discretion and as allowed by Florida Statutes, the CRA may provide the funding following types of activities for Nonprofit Partners' projects and programs that are requested in the grant application. Generally speaking, a **project** is defined as a set of activities that has definite start and end points and is relatively short in term (a year or less); the scope is clearly defined and somewhat narrow and not likely to change significantly during the life of the project. A **program** is longer in term or ongoing and may involve multiple related projects; the scope is broad and activities and objectives must be managed over time as the organization environment changes. Projects and programs are usually linked to identifiable organization work units or cost centers.

Administrative support / overhead expense	Day-to-day operating costs or expenses to further the general purpose or work of an organization; maximum allowed is 10% of project/program budget
Conferences/seminars	Expenses to hold or sponsor a conference, seminar, workshop, other training event
Consulting services	Professional staff support to assist with a project of mutual interest or to evaluate services provided by an organization
Equipment	Purchase of equipment, furnishings, or other materials
Film/video/radio	Film, video, or radio production
In-kind gifts	Non-monetary donations, including equipment, land, or products; might also donate facility space or staff time
Loaned talent	Volunteer services provided to organizations by professionals or executives to help in an area involving their particular skills
Program evaluation	Evaluation of a specific project or program; may include support for direct evaluation costs or for technical assistance or outside evaluation
Program/project support	Direct costs to develop and/or implement specific projects or programs
Public relations services	Printing and duplicating, audio-visual and graphic arts production, assistance in planning special events, public service announcements, and other activities to increase public awareness and promote the organization to the community and other stakeholders
Use of facilities	Rent-free or reduced office space for temporary periods

Eligibility for Funding

Organizations meeting the following criteria are eligible to apply for Nonprofit Partner funding:

- Mission consistent with the mission of the CRA
- Classified as tax-exempt under IRS 501(c)(3), at time of application
- In good standing with the State of Florida
- Priority will be given to principle businesses located in the CRA Area
- Serves residents of the CRA Area and/or visitors that come to the district to participate in funded programs, projects, and events
- Demonstrated commitment by Board of Directors or governing board to the purpose of and accountability for CRA funds
- Demonstrated capacity to create jobs and economic opportunities through the requested program funding

Funding Cycle, Fiscal Year 2017-2018

CRA support for Nonprofit Partners will be allocated in an annual cycle, with specific dates and instructions published prior to the beginning of each cycle. Dates for Fiscal Year 2017-2018 are as follows:

- October 6, 2017 Application Available on-line
- October 23, 2017, 1 PM Voluntary Presubmission Meeting #1 (Boynton Beach City Library)
- November 13, 2017, 6 PM Voluntary Presubmission Meeting #2 (Boynton Beach City Library)
- November 17, 2017, 5 PM Deadline for Request for Information or questions
- December 1, 2017, 5 PM Applications due to CRA Office (710 N. Federal Hwy., Boynton Beach)
- December 8 - 22, 2017 Feedback to applicants; opportunity to provide missing information
- January 2018 Funding Evaluation Committee review of applications
- February 2018 Applicant presentations to & potential for funding decisions by CRA Board

The CRA has the right to adjust the dates as necessary. All applicants would be notified of any changes.

In addition, from time to time the CRA may offer special funding initiatives for community partners to provide services in response to emerging/changing community needs and resources.

Application Components

To request CRA support, interested organizations must submit an *Application for Funding*. The application, related forms, and instructions to complete and submit the application package are available on the CRA website. The application package is comprised of the following components, which are described in detail in the instructions.

- **Cover Letter** - signed by the Chair of the organization's Board of Directors to demonstrate Board commitment to the purpose of and accountability for the proposed project or program

- **501(c)(3) IRS Determination Letter, at time of application**
- **Evidence of good standing with the State of Florida**
- **Application for Funding** – includes organization information, a comprehensive narrative description of the proposed project/program, and budget data
- **Board of Directors** - List of Board members and officers, brief bio for each, and, if available, policies on Board roles & responsibilities and Board contributions
- **Strategic Plan** – Strategic Plan or other long-term planning document and, if available, policy on long-term planning
- **Budget and Budget Narrative** - past, current, and proposed organization budget figures and line item budget with justification for the proposed project/program
- **Project/Program Model** – graphic presentation to demonstrate how project/program activities deliver immediate products and services (outputs), which result in short-term changes (outcomes), that in the long-term address “Overall Needs” within the CRA Area (impacts)
- **Evaluation Plan** – a written plan to translate outputs and outcomes defined on the Project/Program Model to measureable indicators and identify specific procedures, personnel, schedule, and tools/instruments to collect, analyze, and report data on performance
- **Organization financial information** – most recent Financial Statement, IRS Form 990 or 990 EZ, as applicable, credit report, and Independent Financial Compilation, Review, or Audit (see Application Instructions)
- **Affiliation Agreements** - if applicable, documents describing current or planned collaborative partnerships with specific roles or resources that each partner will provide relative to the proposed project/program
- **Current Balance Sheet** – As of 7/31/17 or more recent

The CRA has the right to determine what documents included on the list are not applicable and request any additional information as necessary.

Application and Review Process

1. Previously funded Nonprofit Partners will be notified by email of the new funding cycle and public notice will be published on the CRA website.
2. Application and related forms and detailed instructions will be available in hard copy at the CRA office and by email on request.

3. Applications delivered to the CRA office in person by an organization representative, U.S. Mail, or courier service will be accepted from the opening of the funding cycle until the due date and time.
4. The CRA Assistant Director or designee will conduct a preliminary review of each application to confirm that the organization is eligible to apply and determine whether application components are present and complete.
5. The Assistant Director will recommend applications for review to the Funding Evaluation Committee, comprised of the CRA Executive Director or CRA Assistant Director, CRA Finance Director, and the CRA Development Services Manager.
6. The Funding Evaluation Committee will review each application according to established criteria and make preliminary funding recommendations to the CRA Board of Commissioners.
7. At the discretion of the CRA Board, applicant organizations may be asked to make presentations based on the Project/Program Models and Evaluation Plans included as part of their funding applications to the CRA Board.
8. The CRA Board will consider and make final decisions regarding funding requests.

Application Review Criteria

Criteria to be used by the CRA's Funding Evaluation Committee in reviewing applications for funding are grouped into six categories weighted as follows:

Organization Capacity	20%
Need for Project/Program	20%
Project/Program Description	10%
Project/Program Model	20%
Evaluation Plan	10%
Budget & Sustainability	20%

Specific items will be rated by each member of the Funding Evaluation Committee on a scale of 1 to 5, worst to best possible response: (1) Unacceptable, (2) Minimal, (3) Satisfactory, (4) Good, (5) Excellent.

Specific criteria to be used by the committee to evaluate funding applications are as follows:

ORGANIZATION CAPACITY

- Length of time established, overall growth/stability
- Stability/growth of organization funding
- Board professional composition, role, commitment to program/project
- Demonstrated experience/success with similar program/project

- Program/project leadership and staff qualifications
- Collaborative relationships/affiliations relative to program/project
- Prior CRA funding experience with similar program/project
- External oversight/accreditation/affiliation
- Long term/strategic planning process
- Current strategic plan and status

NEED FOR PROGRAM/PROJECT

- Program/project need consistent with CRA “Overall Needs”
- Program/project need consistent with organization mission
- Documentation of program/project need
- Uniqueness/lack of duplication, or affiliation with similar resources

PROJECT/PROGRAM DESCRIPTION

- Innovative or proven approach and justification
- Target population(s) clearly defined and within guidelines
- Activities clearly described and consistent with project/program model
- Staff and resources adequate to implement activities
- Activities likely to result in stated outputs/outcomes
- Realistic time frame to implement program/project

PROJECT/PROGRAM MODEL/PROJECTED RESULTS

- Stated program/project goal clear and relevant to CRA “Overall Needs”
- Clear relationship between activities, outputs, and outcomes
- Activities appropriate to program/project goal
- Realistic outputs and outcomes relative to organization capacity
- Clear, measurable outputs
- Clear, measurable outcomes
- Program/project results likely to lead to stated impacts

EVALUATION PLAN

- All CRA-funded activities addressed
- Outputs presented with measurable indicators
- Outcomes presented with measurable indicators
- Evaluation processes clearly described (who, how/tools, when)

- Evaluation processes reasonable, appropriate
- Implementation responsibility/process clearly defined
- Application/usefulness of evaluation results

BUDGET & SUSTAINABILITY

- Adequate, appropriate expense budget to implement program/project
- Line item costs explained/justified in narrative
- Use of CRA funds clearly identified, may be tracked
- Sufficient mix of funding secured to implement program/project
- Non-CRA funding solicited/pending
- Financial documents demonstrate responsible financial management
- Realistic plans to sustain program/project

Accountability for Use of CRA Funds

Nonprofit Partners will be required to submit quarterly and annual evaluation and financial reports to provide data to support progress toward projected outcomes and to account for use of CRA funds. Report forms and instructions will be provided to organizations upon execution of funding agreements and will also be available at the CRA office and by email upon request.

Discrepancies in meeting projections included in final funding documents, whether performance fails to meet or exceeds those projections, must be addressed in the organization's Quarterly Evaluation Report, which may include, but not limited to the following:

- Verifiable cumulative list of clients or location of activities funded by the program;
- Graduates and Job Creation Statistics (e.g. with minimum goal of 25% of clients residing or opening businesses within the CRA Area, etc.), as applicable to funding category;
- Quarterly workshops/training data, as applicable to funding category;
- Financial Statements (quarterly unaudited and annual audited) or supportive documents consistent with approved grant budget; and,
- Marketing and Outreach Plan and Statistics with documentation of efforts towards individuals who are served or residents of the CRA Area or own and operate a small business located in the CRA Area.

At its discretion, the CRA will work with Nonprofit Partners to address discrepancies, adjust projections, and/or improve performance.

Proposed changes to funding-related documents must be approved *in advance* by Thuy Shutt, CRA Assistant Director, as follows:

- *All* changes to the Project/Program Model or Evaluation Plan
- Changes of *more than 10%* in any Budget line item

Application for Funding – Nonprofit Partner

Boynton Beach Community Redevelopment Agency

INSTRUCTIONS

Organizations interested in applying for financial support from the Boynton Beach Community Redevelopment Agency (CRA) are strongly encouraged to review the Nonprofit Organization Grant Program (NOGP) to evaluate eligibility and obtain complete guidelines. The NOGP application and related forms are available online at www.catchboynton.com.

IMPORTANT DATES, Fiscal Year 2017-18 Funding Cycle

- October 6, 2017 Application Available on-line
- October 23, 2017, 1 PM Voluntary Presubmission Meeting #1 (Boynton Beach City Library)
- November 13, 2017, 6 PM Voluntary Presubmission Meeting #2 (Boynton Beach City Library)
- November 17, 2017, 5 PM Deadline for Request for Information or questions
- December 1, 2017, 5 PM Applications due to CRA Office (710 N. Federal Hwy., Boynton Beach)
- December 8 - 22, 2017 Feedback to applicants; opportunity to provide missing information
- January 2018 Funding Evaluation Committee review of applications
- February 2018 Applicant presentations to & potential funding decisions by CRA Board

The CRA has the right to adjust the dates as necessary. All applicants would be notified of any change.

GENERAL INSTRUCTIONS

Your application must be completed using the Word format provided by the CRA. The application form uses the Palatino Linotype, 11 point font. Maintain this font and *single spacing* for your responses.

Before you begin to fill in the application:

- Read all of these application instructions carefully
- Re-name the file using the following format: Application, Name of Organization, Due Date.doc
- Fill in your organization name and the due date in the footer
- If requested funding is not linked to a specific named project or program within the organization but rather to an organization-wide activity, administrative function, or other component it must still correlate with a "Key Activity" on the organization's project/program model. A project/program "title" should be assigned to identify it.

Enter all responses in the spaces provided. (Instructions for specific items follow.) Enter a response or "Not Applicable" for each item; do not leave any blanks.

Limit your narrative responses to the stated number of words. It is not necessary to use the maximum number of words – respond to each item as succinctly as possible to get your points across. (Use the Word Count feature in Word to check the exact number.)

You may find it helpful to draft your responses on a separate sheet and then copy-and-paste into the application form.

INDIVIDUAL APPLICATION ITEMS

Section I. ORGANIZATION INFORMATION

- 1 **Organization legal name:** as shown on the 501(c)(3) letter and dba (doing business as), if applicable
- 2 **Address:** physical location of main organization office
- 3 **Telephone:** telephone number, including area code, for main organization office
- 4 **Fax:** fax number, including area code, for main organization office
- 5 **Website:** organization website address
- 6 **Mission Statement:** Board-approved mission statement
- 7 **Executive Leader:** name of Executive Director or Chief Executive Officer
- 8 **Application Contact:** if applicable, contact person other than executive leader for application
- 9 **Title:** of Application Contact, if applicable
- 10 **Contact Telephone:** phone number for Application Contact, if applicable
- 11 **Email:** e-mail address for Application Contact, if applicable
- 12 **Year Established, Organization History and Growth (maximum 1,000 words):** provide brief overall history and key events that speak to your organization's strengths and qualifications, especially as they pertain to the proposed services for which you are requesting CRA support; include negative events or challenges you have overcome if you think doing so will strengthen your case
- 13 **Description/Programs (maximum 1,000 words):** provide brief overview of the organization's structure and programs, including those not incorporated in your request for support; use this broad description to create the context in which you are requesting support for specific programs or projects
- 14 **Long Term/Strategic Planning Process and Status of Current Plan (maximum 500 words):** describe organization's policy/process for long term/strategic planning and review; approval date and time frame for current plan; current action plan status; how plan/progress is tracked, etc.; attach plan (approved or adopted within past three years) and policy, if applicable
- 15 **Board Roles Responsibilities (maximum 500 words):** explain key Board roles and responsibilities, frequency of meetings, committee structure, etc.; *also attach list of Board officers and members including brief bio for each (maximum 250 words each), if applicable*

- 16 **Policy on Board Contributions (maximum 250 words):** Explain any formal or informal policy on Board member contributions; attach policy if applicable
- 17 **For current fiscal year, number of Board members contributing cash donations, donations raised from others, volunteer hours, in-kind donations:** the number of Board members that have contributed during the current fiscal year
- 18 **For current fiscal year, amount/value of Board member contributions of cash, donations raised from others, volunteer hours, in-kind donations:** the total dollar value of contributions by Board members represented in item #17
- 19 **Oversight, accreditation, affiliation:** if applicable, list “parent” organization or other entities with which the organization is professionally or legally affiliated for accreditation, evaluation, or mandatory or voluntary oversight (does not include funding sources, unless they also meet this criterion); include brief description of relationship

Section II. PROJECT/PROGRAM INFORMATION

- 20 **Project/Program Title:** specific project or program within the organization or organization-wide activity, administrative function, or other component; must correlate with a “Key Activity” on the Project/Program Model and be assigned a title.
- 21 **Prior CRA Funding for Same Project/Program (Yes/No):** has your organization received previous CRA funding for the same type of project or program?
- 22 **Time Period:** indicate the fiscal year(s) if organization has received prior CRA funding
- 23 **Boynton CRA Overall Need Addressed:** “Economic/Business Development” as defined in the 2016 Boynton Beach Community Redevelopment Plan (CRA Plan) and the NOGP Funding Framework
- 24 **New or Existing Project/Program**
- 25 **If Existing Project/Program, Year Established**
- 26 **Project/Program Goal (maximum 150 words):** succinctly stated purpose or intended results of the project/program, *not* a description of it
- 27 **Need for Project/Program (maximum 1000 words):** *documented* problems, symptoms, or conditions that demonstrate the need for the project/program; justification; consequences if the need is not met; include data and references to support the need at the local, state, and/or national levels
- 28 **Description (maximum 500 words):** detailed description of how the project/program operates
- 29 **Target Audience or Persons Served (maximum 150 words):** intended audience or participants including geographic area (goal of 25% of clients residing or opening businesses within the CRA district as applicable to funding category), age range, and other demographics or characteristics

- 30 **Innovative or Proven Approach and Justification (maximum 500 words):** rationale or justification for the project/program approach including references and/or related data
- 31 **Uniqueness, or Justification for Duplication of Similar Area Project/Program (maximum 250 words):** how the project/program is unique or different from others in the area or, if there are similar projects/programs, why the project/program is justified
- 32 **Organization's Prior Experience with Project/Program or Similar (maximum 250 words)**
- 33 **Operating partnerships (maximum 500 words):** relationships with other organizations that are integral to operation of the project/program; formal and/or informal sharing or exchange of services, products, human resources, funding, etc. specific to this purpose; attach Affiliation Agreements if applicable
- 34 **Implementation Action Plan/Time Line:** time line to implement proposed project/program or make changes to existing operations, including key actions, dates, responsible staff if applicable (especially important for new projects/programs or significant changes); narrative or graphic presentation is acceptable
- 35 **Key Staff and Qualifications (maximum 500 words):** staff directly responsible for implementing, managing, and evaluating the project/program and brief summary of their relevant credentials and experience
- 36 **Potential Challenges and Strategies to Address Challenges (maximum 500 words)**

Section III. FINANCIAL INFORMATION

- 37 **Total Organization Budget:** Enter three Total Organization Budget amounts:
- Final *audited* Total Organization budget for the previous Fiscal Year
 - Board-approved Total Organization Budget for the current Fiscal Year; most recent figure if the budget has been revised during the year
 - Proposed Total Organization Budget for the fiscal year for which the request is being submitted; if the request is made for the current Fiscal Year, enter that amount again
- 38 **Project/Program Budget:** *total* budget amount for projects or programs included in this CRA application; should equal the "Total Expenses Project " shown on the CRA Budget, Attachment VII)
- 39 **Amount Requested:** of the total Project/Program Budget, dollar amount of request to CRA - should equal the CRA request amount in the CRA Budget (Attachment VIII)
- 40 **Percent of Organization Budget:** percent of Amount Requested of the *Total Organization Budget* (not the Total Project/Program Budget); this amount may not exceed 25%. The CRA Board at their discretion may approve an amount over 25%, but may not to exceed a total grant amount of \$75,000 per applicant (see NOGP Guidelines, Amount of Funding).

- 41 **Project/Program Time Period:** Fiscal Year or specific time frame within Fiscal Year in which proposed project/program will be completed
- 42 **Type(s) of Support Requested:** type of support as defined in the NOGP
- 43 **Other Support/Status and Plans for Sustainability (maximum 500 words):** planned and committed financial support including status of funds requested but not confirmed, as well as other factors expected to assure sustainability of the program; for time-limited projects, mix of funding and other support expected to make it possible to complete the project within the anticipated time frame

Section IV. APPLICATION CHECKLIST

- A. Cover Letter signed by Board President/Chair - stating: (1) the application package was endorsed by a majority vote of the board; include the date of the meeting in which the vote was taken; (2) the board understands that the CRA funding is to be utilized in conjunction with programs and operations that are consistent with the CRA's mission and the CRA Plan for the benefit of the Redevelopment Area, and (3) board members are committed to assisting the organization in working to achieve the measurable outcomes identified in the funding application. *If the Board meeting schedule precludes a review/vote prior to submitting the application, indicate in the letter the date that meeting will take place and send the full commitment letter before the CRA Board presentation*
- B. 501(c)(3) Letter (must be classified as tax-exempt under IRS 501(c)(3) at time of application)
- C. Evidence of Good Standing with the State of Florida
- D. Board of Directors/Officers list with bios (maximum 250 words each)
- E. Policy on Board roles & responsibilities, if applicable
- F. Policy on Board contributions, if applicable
- G. Strategic Plan or other long-term planning document
- H. Policy on strategic/long-term planning, if applicable
- I. Project/Program Model – *refer to separate instructions*
- J. Evaluation Plan - *refer to separate instructions*
- K. CRA Project/Program Budget Request - *refer to separate instructions*
- L. CRA Project/Program Budget Narrative - *refer to separate instructions*
- M. Financial Statement – current fiscal year-to-date through July
- N. Most recent Form 990 or 990 EZ, as applicable
- O. The Applicant's Experian consumer credit report must reflect an acceptable level of financial stability, within the sole discretion of the CRA, as an eligibility requirement for funding. A copy of the consumer report will be provided to the applicant upon request. Applicants must have an minimum Experian Intelliscore Plus Score of 26 or higher or Risk Class of "3" or lower to be eligible. A non-refundable fee of \$100 is required to obtain a consumer credit report on the business and principal/owners of business. Make check payable to: Boynton Beach CRA.
- P. One of the following financial statement services performed by a Certified Public Accountant (CPA):
- Most recent Financial Statement Compilation for grant applications in excess of \$10,000;
 - Most recent Financial Statement Review for grant applications in excess of \$45,000; or,
 - Most recent Independent Financial Audit for grant applications in excess of \$70,000
- Q. Affiliation Agreements, if applicable (list) – only documents describing current or planned collaborative partnerships with specific roles or resources that each partner will provide

relative to the proposed project/program are acceptable; *letters of general support will not be considered as a replacement for an Affiliation Agreement*

R. Current Balance Sheet – As of 7/31/17 or more recent.

The CRA has the right to determine what documents included on the list are not applicable (NA) and request any additional information as necessary.

The checklist is provided to assure that the application is complete. Applicants will be advised of missing components and given a time-limited opportunity to add them. If the time frame passes and missing components are not provided, incomplete applications will not be given further consideration.

- Enter ✓(provided), X (not provided), or NA (not applicable) for each item on the checklist
- Enter titles and/or dates as requested for various documents

Section V. CERTIFICATION STATEMENT AND SIGNATURE

The name and title of the chief executive of the organization must be typed in and he or she must sign and date the certification statement in blue ink.

ASSEMBLING THE APPLICATION

Provide one (1) hard copy of the complete application document in a three-ring loose-leaf binder with the left margin adjusted for the punched holes. Note that printing on three-hole punch paper will preclude having to punch holes in all of the sheets. Assemble the pages of the complete application document in the following order:

Cover Letter

1. Application for Funding

2. Organization Information:

- 501(c)(3) Letter (must be classified as tax-exempt under IRS 501(c)(3) at time of application)
- Board of Directors list with bios
- Policy on Board roles & responsibilities, if applicable
- Policy on Board contributions, if applicable
- Strategic Plan or other long-term planning document
- Policy on strategic/long-term planning, if applicable

3. Project/Program Documents:

- Project/Program Model
- Evaluation Plan

4. Financial Information:

- CRA Project/Program Budget Request
- CRA Project/Program Budget Narrative
- Most recent Financial Statement
- Most recent Form 990 or 990 EZ, as applicable
- Most recent Financial Statement Compilation performed by a Certified Public Accountant (CPA) for grant applications in excess of \$10,000
- Most recent Financial Statement Review performed by a Certified Public Accountant (CPA) for grant applications in excess of \$45,000
- Most recent Independent Financial Audit performed by a Certified Public Accountant (CPA) for grant applications in excess of \$70,000
- Authorization to perform credit check for the business and each principal/owner of the business (attached)

5. Affiliation Agreements, if applicable

Print one (1) unbound original application document and mark it "ORIGINAL" at the top of the first page. Do not staple any of the pages together.

Place the cover letter on top and enter the remaining pages in order as instructed above behind the following five tabs:

- 1. Application Form**
- 2. Organization Information**
- 3. Project/Program Documents**
- 4. Financial Information**
- 5. Affiliation Agreements**

Scan and save your completed Application for Funding and CRA Combined Budget, including Project/Program Budget Narrative(s) as .pdf files (minimum 300 dpi resolution with autocolor format) in the same tabbed order as indicated above. Copy these files *and all other application attachments* onto a CD or jump drive. It is *NOT* necessary to convert all other attachments to .pdf files if they are not already saved in that format.

Label the CD or jump drive with your organization name and the submission due date.

SUBMISSION OF THE APPLICATION

Place the original unbound application, one (1) hard copy in a three-ring binder, and the CD or jump drive in a sealed box and deliver to the CRA office at the following address by hand, US mail, or courier service. Proof of delivery is recommended.

ATTENTION: Thuy Shutt, Assistant Director
Boynton Beach Community Redevelopment Agency
710 North Federal Highway
Boynton Beach, FL 33435
561-600-9098

The application package must be received at the CRA office on the due date by 5 PM. *Late applications will not be accepted.* Applications will not be accepted by fax or email.

QUESTIONS / TECHNICAL ASSISTANCE

You may submit questions by e-mail to ShuttT@bbfl.us until two weeks before the application deadline. You will receive a response within two business days and answers relevant to all applicants will be posted on the CRA website, www.catchboynton.com.

Application for Funding – Nonprofit Partner

Boynton Beach Community Redevelopment Agency

Section I. ORGANIZATION INFORMATION		
1 Organization Legal Name:		
<i>dba</i> , if applicable:		
2 Address:		
3 Telephone:	4 Fax:	5 Website:
6 Mission Statement:		
7 Executive Leader:		
8 Application Contact:	9 Title:	
10 Contact Telephone:	11 Email:	
12 Year Established, Organization History and Growth (maximum 1,000 words):		
13 Description/Programs (maximum 1,000 words):		
14 Long Term/Strategic Planning Process & Status of Current Plan (attach Plan) (maximum 500 words):		
15 Board Roles & Responsibilities (maximum 500 words):		
16 Policy on Board Contributions (maximum 250 words):		
17 For current fiscal year, number of Board Members contributing: ___ Cash donations ___ Donations raised from others ___ Volunteer hours ___ In-kind donations		
18 For current fiscal year, amount/value of Board member contributions: _____ Cash donations _____ Donations raised from others _____ Volunteer hours _____ In-kind donations		
19 Oversight/Accreditation/Affiliation:		
Section II. PROGRAM/PROJECT INFORMATION		
20 Project/Program Title:		
21 Prior CRA Funding for Same Project/Program ___ Yes ___ No		22 If Yes, Time Period:
23 Boynton Beach CRA Overall Need Addressed:		
24 Project/Program is ___ New or ___ Existing (check one)		25 If Existing, Year Established:
26 Goal (maximum 150 words):		
27 Documentation of Need for Program/Project (maximum 1,000 words):		
28 Description (maximum 500 words):		

29 Target Audience or Persons Served (maximum 150 words):			
30 Innovative or Proven Approach and Justification (maximum 500 words):			
31 Uniqueness, or Justification for Duplication of Similar Area Project/Program (maximum 250 words):			
32 Prior Experience with Project/Program or Similar (maximum 250 words):			
33 Operating Partnerships (maximum 500 words):			
34 Implementation Action Plan/Time Line:			
35 Key Staff and Qualifications (maximum 500 words):			
36 Potential Challenges and Strategies to Address Them (maximum 500 words):			
Section III. FINANCIAL INFORMATION			
37 Total Organization Budget:	Previous FY \$	Current FY \$	Proposed \$
38 Project/Program Budget: \$	39 Amount Requested: \$	40 % of Org Budget	%
41 Time Period: Program/Project A:			
42 Type(s) of Support Requested:			
43 Other Support/Status and Plans for Sustainability (maximum 500 words):			
Section IV. APPLICATION CHECKLIST			
	A. Cover letter signed by Board President/Chair		
	B. 501(c)(3) IRS Determination Letter, must be classified as tax-exempt at time of application		
	C. Evidence of Good Standing with State of Florida		
	D. Board of Directors list with brief bios		
	E. Policy on Board roles & responsibilities, if applicable	Title:	
	F. Policy on Board contributions, if applicable	Title:	
	G. Strategic Plan or other long-term planning document		
	H. Policy on strategic/long-term planning, if applicable	Title:	
	I. Logic Model(s)		
	J. Evaluation Plan		
	K. CRA Project/Program Budget Request		
	L. CRA Project/Program Budget Narrative		
	M. Most recent Financial Statement	Time Period:	
	N. Most recent Form 990	Fiscal Year:	

	O. Completed Credit Authorization Form	
	P. Most recent Independent Financial Compilation, Review, or Audit	Fiscal Year:
	Q. Affiliation Agreements (if applicable list below):	
	R. Current Balance Sheet as of 7/31/17	

Section V. CERTIFICATION STATEMENT AND SIGNATURE

As Chief Executive of the applicant organization I certify that (1) the information provided in this application is correct and complete to the best of my knowledge; (2) I am committed to the purpose of the proposed project or program and will work with Board and staff members to accomplish its stated outcomes; and, (3) I will be accountable for compliance with all CRA requirements for operation, evaluation, and reporting.

Chief Executive Signature

Date Submitted

Print Name/Title



AUTHORIZATION TO PERFORM A CREDIT CHECK

FOR NONPROFIT ORGANIZATION

The applicant hereby consents to and authorized the Boynton Beach Community Redevelopment Agency's ("CRA") investigation into the credit-worthiness of the applicant. Such consent and authorization is given with respect to any and all persons who may conduct an investigation of the applicant's credit-worthiness on behalf of the CRA, including independent contractors and credit agencies retained by the CRA for such purpose.

Any information provided to the CRA is a public record subject to the provisions of Ch. 119 F.S.

Applicant grants such consent and authorization to the CRA for the period commencing as of the date of this authorization and terminating on the date the grant has been fulfilled.

This applicant hereby waives and all claims, past, present or future, which the applicant may have against the CRA by reason of any credit investigation made pursuant to applicant's consent and authorization herein give to the CRA.

An authorization to Perform Credit Check needs to be complete by each Chief Executive of the nonprofit organization.

Business (d/b/a if applicable): _____

Federal Tax ID #: _____

Current Business Address: _____

State of Corporation: _____ Email: _____

Phone Number: _____ Fax Number: _____

Signature: _____ Date: _____

Title: _____

00874977-1

710 North Federal Highway, Boynton Beach, FL 33435 – Phone: (561) 737 -3256 Fax: (561) 737 -3258
www.catchboynton.com

Boynton Beach CRA – Project/Program Model - Instructions

Simply put, a Project/Program Model is a graphic presentation to demonstrate how program/project activities deliver immediate products and services (outputs), which result in short-term benefits or changes (outcomes), which in the long-term address “Overall Needs” within the Community Redevelopment Area (impacts). Frequently developed for the purpose of evaluation, a project/program model is also a valuable tool for planning and implementing projects and programs. ***Developing the Project/Program Model is a good first step in preparing an Application for Funding as it encourages focused consideration of the purpose, anticipated results, and required resources of a project or program.***

The Boynton Beach CRA Project/Program Model format incorporates the following sequence of components:

Activities → Outputs → Outcomes → Impacts → Goal

These instructions are intended to provide specific guidelines and definitions of terms relative to the Boynton Beach CRA Project/Program Model only. Organizations with limited knowledge of or experience with project/program models are advised to obtain training and/or assistance.

An Evaluation Plan will also be required so that together with Project/Program Model the applicant organization may clearly describe what activities it proposes to implement in order to accomplish specified results and how progress will be measured. Refer to separate Evaluation Plan and instructions.

A separate Project/Program Model must be prepared for each program/project for which funding is requested consistent with other application materials. To be eligible for funding, programs/projects must be consistent with the *kinds of activities the CRA funds* as shown on the CRA Funding Framework (included in the NOGP).

1. Rename the file in this format: “Project/Program Model, Organization Name, Due Date.doc”
2. Enter Project/Program Model, the organization name, Fiscal Year, and application due date in the footer.
3. Mark Program/Project with an “X” in the document title.
4. Complete the organization information:
 - Organization – legal name of organization
 - Contact Person – person responsible for preparing the Project/Program Model
 - Program/Project Name
 - Funding Period – fiscal year or part for which CRA funding is requested
 - Organization Budget – total organization budget amount for the fiscal year of funding request
 - Program/Project Budget – total program/project budget
 - Request – dollar amount of request to CRA; part or all of Program/Project Budget

- CRA Need Area – one of four “Overall Needs” in the CRA Funding Framework:
“*Economic/Business Development*”

- Brief Description – concise description of the program/project; maximum 250 words

5. Fill in the Project/Program Model. *You may add or delete rows and space as needed to organize the information and make the relationship between components clear.*

The Project/Program Model should visually demonstrate how program/project activities (Key Activities) deliver immediate products and services (Outputs), which result in short-term benefits or changes (Outcomes), which in the long-term address “Overall Needs” identified in the Boynton Beach Community Redevelopment Agency Plan (Impacts).

Goal	“Big picture” or eventual project/program goal as it relates to the mission and vision of the organization and CRA overall needs and desired impacts; maximum 150 words
Key Activities	<ul style="list-style-type: none"> • Specific actions, pursuits, processes, procedures, methods carried out to provide services or other deliverables of the program/project; the work the organization will do to accomplish the Outcomes and Impacts • Describe Key Activities for which funding is requested and others as necessary to give a picture of how the program/project will operate but it is not necessary to give a detailed picture of every aspect of the program/project • Three to six Key Activities, if well written, should be adequate • Use a separate row for each Key Activity and number each one, beginning with 1.
Outputs	<ul style="list-style-type: none"> • Immediate, direct deliverables or consequences of Key Activities, usually described numerically, e.g., number of participants, products, productions, units, hours, tickets, audience members, houses, etc. • Outputs reflect only a “count” of process or activity deliverables and do not indicate any resulting benefit or change • Each Key Activity may generate more than one Output • Letter each output to correspond with a key activity, e.g., “1a,” “1b,” “2a,” etc.
Outcomes	<ul style="list-style-type: none"> • Measurable changes or benefits that occur for individuals, families, organizations, or the community <i>as a result of program/project outputs</i> • Must be in alignment with desired “<i>short-term outcomes</i>” defined in the CRA Funding Framework • Outcomes do not have to match one-for-one with each output and may in fact result from more than one output • It is not necessary to number/letter the outcomes • Achievement of outcomes should demonstrate progress towards impacts
Impacts	<ul style="list-style-type: none"> • Eventual effect on individuals, families, organizations, and businesses within the CRA Area as a result of project/program outputs and outcomes • Must be in alignment with desired “<i>long-term impacts</i>” defined in the CRA Funding Framework • It is not necessary for Impacts to match one-for-one with Outputs/Outcomes; Impacts may in fact result from several Outputs/Outcomes

Boynton Beach CRA – Program/Project Model

Organization _____ Contact Person _____

Program/Project Name _____ Funding Period _____

Program/Project Budget _____ Request _____ CRA Need Area _____

Brief Description _____

GOAL:			
Key Activities	Outputs	Outcomes	Impact(s)

Funding Evaluation Plan - Instructions

Boynton Beach Community Redevelopment Agency (CRA)

The Evaluation Plan serves as the basis for required quarterly and annual reports in which funded organizations will document their progress toward projected outputs and outcomes. The Evaluation Plan is designed to 1) translate outcomes from the Project/Program Model(s) into measureable performance indicators, and 2) to identify specific procedures, personnel, schedule, and tools/instruments to collect, analyze, and report data comparing actual to projected performance. *The Project/Program Model(s) must be complete before the Evaluation Plan may be developed.*

These instructions are intended to provide guidelines specific only to the Boynton Beach CRA Funding Evaluation Plan. Organizations with limited knowledge of or experience with evaluation planning are advised to obtain training and/or technical assistance.

1. Rename the file using the following format: "Eval Plan, Organization Name, Due Date.doc"
2. Enter the organization name, Fiscal Year for which funding is requested, and application due date in the footer
3. Complete the organization information
 - Organization – legal name of organization
 - Contact Person – person responsible for preparing the Evaluation Plan
 - Names of Program/Project, consistent with other application materials
 - Funding Period – fiscal year or part for which funding is requested for each program/project
4. Copy-and-paste the blank table as many times as needed to have one for each Key Activity listed in the Project/Program Model for the program/project.
5. Complete the table for each activity – the space will expand as you enter text:
 - Fill in the Key Activity number and name or brief description in a few words, just enough to identify the activity
 - List the OUTPUTS in the appropriate column to the left – be sure the indicators are measurable; you may be able to copy-and-paste each section directly from the Project/Program Model
 - Fill in the related Evaluation Process for each output (shown on the left) in the column to the right – include who will be involved in the process, specific methods and tools to be used to collect data, and the schedule or time frame for evaluation processes

- List the OUTCOMES/Measurable Indicators in the appropriate column to the left (below the Outputs) – be sure the indicators are measurable; you may be able to copy-and-paste each section directly from the Project/Program Model
 - Fill in the related Evaluation Process for each outcome (shown on the left) in the column to the right – include who will be involved in the process, specific methods and tools to be used to collect data, and the schedule for evaluation
 - Some evaluation processes may be used for more than one indicator – it is not necessary to repeat the entire description as long as you make this clear in the table
6. Repeat the above in a separate table for each activity shown on the Project/Program Model(s)
 7. Complete “Narrative response” items #1 - #10
 8. The Plan must be signed by the organization’s executive and Board leaders to indicate their approval and commitment; type in their names and correct titles under the signature line
 9. Attach the Project/Program Model(s) on which the Evaluation Plan was based

The Evaluation Plan serves as the basis for required quarterly and annual reports in which funded organizations will document their progress toward projected outputs and outcomes. Separate reporting forms for quarterly and annual reports is included in the application package.

Funding Evaluation Plan
Boynton Beach Community Redevelopment Agency (CRA)

Organization _____ Contact Person _____

Project/Program Name _____ Funding Period _____

Copy-and-paste table below to address each Key Activity included in the Project/Program Model for the Program/Project

PROGRAM/PROJECT	Activity #__:
OUTPUTS / Measurable Indicators →	Evaluation Process - Outputs: Who, Tools, When
OUTCOMES / Measurable Indicators →	Evaluation Process - Outcomes: Who, Tools, When

Narrative response:

1. Describe input, if any, to this Evaluation Plan, or the Project/Program Model(s) on which it is based, from outside consultants, staff, Board, funders, clients, or other organization stakeholders.
2. Does the organization engage in other evaluation activities and reporting? If so, describe briefly.
3. Will any additional cost be incurred to implement this Evaluation Plan? ____Yes ____ No If yes, describe specific items and amounts.
4. If applicable, have additional costs been included in the project/program budget?
5. Who will be responsible for coordinating the evaluation process and preparing quarterly/annual reports?
6. How will evaluation data be used for internal performance improvement?
7. Will evaluation data/reports be shared with organization staff?

8. Will evaluation data/reports be shared with the organization's Board of Directors?
9. The Boynton Beach CRA requires that evaluation data relative to CRA support be reported quarterly and at the end of the year. Will the data/reports be shared with other funders?
10. Who are other organization stakeholders? Will evaluation data/reports be shared with them?

Signatures below indicate approval of and commitment to this Evaluation Plan and the Logic Model on which it is based:

Chief Executive Signature

Date

Chairperson, Board of Directors

Date

Printed Name/Title

Printed Name

Attachment: Project/Program Model

	A	B	C	D	E	F	G	H	I	J	K
1	CRA Combined Budget Form - Funding Application FY 2017-18 (DRAFT)										
2	Organization Name										
3	Executive Leader & Key Financial Manager Names										
4	Current FY (2016-17) Total Organization Budget			\$							
5	Program/Project Name										
6	Application Due Date			December 1, 2017							
7											
8	INCOME		FY 2016-2017 Budget		FY 2016-2017 Organization Fiscal YTD thru 7/31/17		Projected 2017-18 Organization Total Budget		FY 2017-18 Projected Total Program/Project		
9	Fees, Tickets, Registration, etc.										
10	Corporate Grants/Contributions										
11	Individual Donations										
12	Foundation Grants										
13	Government - Federal										
14	Government- Local/County										
15	Government- State										
16	In-Kind										
17	Interest Income										
18	Membership										
19	CRA Actual or Requested		-				-				
20	Other:										
21	Other:										
22	Other:										
23	Total Income		-		-		-		-		
24											
25	CRA % of Total Income		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		
26											
27	NOTES:										
28	(1) The CRA Request in INCOME Column G should equal the CRA Request at the bottom of the EXPENSES budget										
29	(2) Total INCOME should equal Total EXPENSES to project a balanced budget in FY 2017-18 (Column G)										
30	(3) CRA % of projected Total Organization Income may not exceed 25% for FY 2017-18 (Column G) unless approved by CRA										
31	(4) Figures in Column I and, if applicable, Column K, should match Program/Project Budget Narrative										

	A	B	C	D	E	F	G	H	I	J	K
32	EXPENSES <i>See separate Instructions for line item definitions</i>		FY 2016-2017 Budget		FY 2016-2017 Organization Fiscal YTD thru 7/31/17		Projected FY 2017-18 Organization Total Budget		FY 2017-18 Projected Total Program/Project		
33	Salaries & Related Taxes										
34	Fringe Benefits										
35	Professional Svcs/Consulting										
36	Insurance										
37	Licenses, Registration, Permits										
38	Conferences & Meetings										
39	Copying & Printing										
40	Equipment Rental/Maintenance										
41	Rent/Mortgage & Maintenance										
42	Utilities										
43	Telecommunication										
44	Office & Program Supplies										
45	Postage & Delivery										
46	Local Travel										
47	Capital Expenditures										
48	Other:										
49	Other:										
50	Sub-Total Expenses		-		-		-		-		
51	___% Admin/Indirect Expense										
52	Total Expense		-		-		-		-		
53											
54	NET INCOME		-		-		-		-		
55											
56	Total Expenses Project						-				
57	CRA Request						-		-		
58											
59	NOTES:										
60	(1) Refer to separate Instructions for definitions of each line item expense										
61	(2) In Column G, CRA Request may be less than Total Expense as there may be other sources of revenue for the program(s)										
62	(3) Projected NET INCOME (Total Income minus Total Expense) should equal zero for a balanced budget in FY 2017-2018 (Column G)										

	A	B	C	D	E	F
1	DRAFT		CRA Program/Project Budget Narrative Form			
2						
3	Organization Name					
4	Program/Project Name					
5						
6	PROGRAM/PROJECT INCOME NARRATIVE		Amount	Justification / basis for budgeted amount (Insert lines for significant specific funding sources beneath line item categories)	C or P (2)	Date of: - P -Decision or - C - Funding Start (3)
7						
8	Fees, Tickets, Registration, etc.					
9	Corporate Grants/Contributions					
10	Individual Donations					
11	Foundation Grants					
12	Government- Federal					
13	Government- Local/County					
14	Government- State					
15	In-Kind					
16	Interest Income					
17	Membership					
18	CRA Request			See Combined Budget, Revenue Section		
19	Other:					
20	Other:					
21	Other:					
22	Total Income		-	Equals Total Income, Program/Project (Column I)		
23						
24	NOTES:					
25	(1) Insert additional rows for significant specific funding sources beneath each line item category					
26	(2) For each significant grant, contract, or contribution, indicate if it is (C) confirmed, or (P) decision pending					
27	(3) For each item in Column E, indicate date decision is expected for PENDING and date funding begins for CONFIRMED					
28	(4) CRA Request, Column C, should match Column I on the Combined Budget					
29	(5) Total Income should equal Program/Project, Total Income, (Column I)					
30						
31	COMMENTS:					

	A	B	C	D	E	F
32	PROGRAM/PROJECT EXPENSE NARRATIVE		Amount	Item Detail/Description		
33						
34	Salaries & Related Taxes:					
35						
36						
37						
38				- Total Salaries & Related Taxes		
39						
40	Fringe Benefits:					
41						
42						
43						
44				- Total Fringe Benefits		
45						
46	Professional Svcs/Consulting:					
47						
48						
49						
50				- Total Professional Services / Consulting		
51						
52	Insurance:					
53						
54						
55				- Total Insurance		
56						
57	Licenses, Registration, Permits:					
58						
59						
60				- Total Licenses, Registration, Permits		
61						
62	Conferences & Meetings:					
63						
64						
65				- Total Conferences & Meetings		
66						
67	Copying & Printing					
68						

	A	B	C	D	E	F
69	Equipment Rental/Maintenance					
70						
71	Rent/Mortgage & Maintenance					
72						
73	Utilities					
74						
75	Telecommunications					
76						
77	Office & Program Supplies					
78						
79	Postage & Delivery					
80						
81	Local Travel					
82						
83	Capital Expenditures					
84						
85	Other:					
86						
87	Other:					
88						
89	___ % Admin/Indirect Expense					
90						
91	TOTAL EXPENSES			- Equals Total Expense, Program/Project, Combined Budget (Column I)		
92						
93						
94						
95						
96						
97						
98						
99						
100						
101						
102						
103						
104						
105						
106						
107						
108						
109						

SUMMARY PAGE

1=Unacceptable 2=Minimal 3=Satisfactory 4=Good 5=Excellent					
No.	Criterion	Max	Rating	%	Comments
ORGANIZATION CAPACITY (20%) - ENTER RATINGS HERE					
1	Length of time established, overall growth/stability	5	0		
2	Stability/growth of organization funding	5	0		
3	Board composition, role, commitment to program/project	5	0		
4	Demonstrated experience/success with similar program/project	5	0		
5	Program/project leadership and staff qualifications	15	0		
6	Collaborative relationships/affiliations relative to program/project	5	0		
9	Strategic planning process/current plan	5	0		
Organization Capacity Subtotal		45	0	0%	Formula: (Score X .20) ÷ maximum
PROJECT/PROGRAM - Enter ratings on attached sheet					
	Project/Program - Need (20%)	20	0	0%	
	Project/Program - Description (10%)	30	0	0%	
	Project/Program Projected Results (20%)	35	0	0%	
	Project/Program - Evaluation Plan (10%)	35	0	0%	
	Project/Program - Budget & Sustainability (20%)	35	0	0%	
Program A - Total, including Organization Capacity		200	0	0%	
NOTES AND COMMENTS (See also - Notes, Program/Project)					
FUNDING RECOMMENDATION					
<div> <div></div> <div></div> <div></div> </div>					
Committee Member:					Date:

Application Evaluation Form
Project/Program: Economic/Business Development

1=Unacceptable 2=Minimal 3=Satisfactory 4=Good 5=Excellent					
No.	Criterion	Max	Rating	%	Comments
NEED FOR PROGRAM/PROJECT (20%)					
10	Project/program need consistent with CRA Overall Need	5	0		
11	Project/program need consistent with organization mission	5	0		
12	Documentation of program/project need	5	0		
13	Uniqueness/lack of duplication, or affiliation with similar resources	5	0		
	Need for Project/Program Subtotal	20	0	0%	Formula: (Score X .20) ÷ maximum
PROGRAM/PROJECT DESCRIPTION (10%)					
14	Innovative vs proven approach and justification	5	0		
15	Target population(s) clearly defined and within guidelines	5	0		
16	Activities clearly described and consistent with logic model	5	0		
17	Staff and resources adequate to implement activities	5	0		
18	Activities likely to result in stated outputs/outcomes	5	0		
19	Realistic time frame to implement program/project	5	0		
	Project/Program Description Subtotal	30	0	0%	Formula: (Score X .10) ÷ maximum
LOGIC MODEL / PROJECTED RESULTS (20%)					
20	Stated project/program goal clear and relevant to CRA Overall Need	10	0		
21	Clear relationship between activities, outputs, and outcomes	5	0		
22	Activities appropriate to project/program goal	5	0		
24	Clear, measurable outputs	5	0		
25	Clear, measurable outcomes	5	0		
26	Program/project results likely to lead to stated Impacts	5	0		
	Project/Program Model/Projected Results Subtotal	35	0	0%	Formula: (Score X .20) ÷ maximum
EVALUATION PLAN (10%)					
27	All CRA-funded activities addressed	5	0		
28	Outputs presented with measurable indicators	5	0		
29	Outcomes presented with measurable indicators	5	0		
30	Evaluation processes clearly described (who, how/tools, when)	5	0		
31	Evaluation processes reasonable, appropriate	5	0		
32	Implementation responsibility/process clearly defined	5	0		
33	Application/usefulness of evaluation results	5	0		
	Evaluation Plan Subtotal	35	0	0%	Formula: (Score X .10) ÷ maximum

Application Evaluation Form
Project/Program: Economic/Business Development

1=Unacceptable 2=Minimal 3=Satisfactory 4=Good 5=Excellent					
No.	Criterion	Max	Rating	%	Comments
BUDGET & SUSTAINABILITY (20%)					
34	Adequate, appropriate expense budget to implement project/program	5	0		
35	Line item costs explained/justified in narrative	5	0		
36	Use of CRA funds clearly identified, may be tracked	5	0		
37	Sufficient mix of funding secured to implement project/program	5	0		
38	Mix & status of non-CRA funding solicited/pending	5	0		
39	Financial documents demonstrate responsible financial management	5	0		
40	Realistic plans to sustain project/program	5	0		
Budget & Sustainability Subtotal		35	0	0%	Formula: (Score X .20) ÷ maximum
TOTAL		155	0	0%	
NOTES AND COMMENTS					
Draft					

Boynton Beach Community Redevelopment Agency
FUNDING APPLICATION SCREENING FY2017-18

Applicant _____ Program/Project _____

1. <input type="checkbox"/> Yes <input type="checkbox"/> No	Funding application was submitted by due date/time	
Comments		
2. <input type="checkbox"/> Yes <input type="checkbox"/> No	Organization meets eligibility criteria to apply: <input type="checkbox"/> Mission consistent with CRA <input type="checkbox"/> Tax-exempt under 501(c)(3) <input type="checkbox"/> Located within CRA (_____ District) <input type="checkbox"/> Serves CRA residents and/or visitors <input type="checkbox"/> Demonstrated Board commitment to purpose/accountability	
Comments		
3. <input type="checkbox"/> Yes <input type="checkbox"/> No	Application package is complete: <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <input type="checkbox"/> Cover Letter signed by Board Chair <input type="checkbox"/> Board of Directors List and Bios <input type="checkbox"/> Project/Program Model <input type="checkbox"/> Budget Request <input type="checkbox"/> Financial Statement <input type="checkbox"/> Independent Financial Compilation/ Review/Audit (2016) <input type="checkbox"/> Policy on Board roles & responsibilities <input type="checkbox"/> Letter of Good Standing </div> <div style="width: 45%;"> <input type="checkbox"/> 501(c)(3) Documentation <input type="checkbox"/> Strategic Plan <input type="checkbox"/> Evaluation Plan <input type="checkbox"/> Budget Narrative <input type="checkbox"/> Form 990 or 990 EZ (2013) <input type="checkbox"/> Credit Authorization & Fee <input type="checkbox"/> Affiliation Agreements <input type="checkbox"/> Policy on Board contributions </div> </div>	
Comments		
4. <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/>	Pending Board Resolution demonstrates: <input type="checkbox"/> Consistency of proposed project/program with specific CRA Overall Need <input type="checkbox"/> Board commitment to purpose and accountability for funding	
5. <input type="checkbox"/> Yes <input type="checkbox"/> No	Requested amount is within limit stated in A-GUIDELines	
Comments		

Recommendation: ☒ Full review of application ☐ No further consideration of application

Thuy Shutt 12/ /17
 Thuy Shutt, Assistant Director Date

	A	B	C	D	E	F	G	H	I
1	FY 17-18								
2	CRA Quarterly Budget Report								
3	ORGANIZATION NAME: _____				FY 2017-2018 Budget			Quarter: _____	
4									
5	INCOME		FY 2017-18 Quarter to	FY 2017-2018 Year-to-Date to		FY Budget 2017-18		Variance Favorable (Unfavorable)	
6	Fees, Tickets, Registration, etc.								
7	Corporate Grants/Contributions								
8	Individual Donations								
9	Foundation Grants								
10	Government - Federal								
11	Government- Local/County								
12	Government- State								
13	In-Kind								
14	Interest Income								
15	Membership								
16	CRA Actual or Requested								
17	Other:								
18	Other:								
19	Other:								
20	Total Income		-	-		-		-	
21									
22	Expense		FY 2017-18 Quarter to	FY 2017-2018 Year-to-Date to		FY Budget 2017-18		Variance Favorable (Unfavorable)	
23	Salaries & Related Taxes								
24	Fringe Benefits								
25	Professional Svcs/Consulting								
26	Insurance								
27	Licenses, Registration, Permits								
28	Conferences & Meetings								
29	Copying & Printing								
30	Equipment Rental/Maintenance								
31	Rent/Mortgage & Maintenance								
32	Utilities								
33	Telecommunication								
34	Office & Program Supplies								
35	Postage & Delivery								
36	Local Travel								
37	Capital Expenditures								
38	Other:								
39	Other:								
40	Sub-Total Expenses		-	-		-		-	
41	Total Expense		-	-		-		-	
42									
43	NET INCOME		-	-		-		-	
44									
45									

	A	B	C	D	E	F	G	H	I
46	CRA Budget Narrative Form								
47	ORGANIZATION NAME: _____				FY 2017-2018 Budget			Quarter: _____	
48	____ Exceeding Projection		____ On Target		____ Below Projection				
49	INCOME: Explanation of Variances								
50	Fees, Tickets, Registration, etc.								
51	Corporate Grants/Contributions								
52	Individual Donations								
53	Foundation Grants								
54	Government - Federal								
55	Government- Local/County								
56	Government- State								
57	In-Kind								
58	Interest Income								
59	Membership								
60	CRA Actual or Requested								
61	Other:								
62	Other:								
63	Other:								
64									
65									
66	____ Lower than Projection		____ On Target		____ Exceeding Projection				
67	EXPENSES: Explanation of Variances								
68	Salaries & Related Taxes								
69	Fringe Benefits								
70	Professional Svcs/Consulting								
71	Insurance								
72	Licenses, Registration, Permits								
73	Conferences & Meetings								
74	Copying & Printing								
75	Equipment Rental/Maintenance								
76	Rent/Mortgage & Maintenance								
77	Utilities								
78	Telecommunication								
79	Office & Program Supplies								
80	Postage & Delivery								
81	Local Travel								
82	Capital Expenditures								
83	Other:								
84	Other:								
85									

FUNDING AVAILABLE!



The Boynton Beach CRA is accepting applications for the Non-profit Organization Grant Program (NOGP).

Non-profit organizations serving the Boynton Beach community are invited to submit applications for financial assistance with Economic/Business Development programs and activities in the furtherance of the CRA's Redevelopment Plan.

Voluntary Pre-submission Workshops at Boynton City Library:
October 23, 2017, 1:00 PM
November 13, 2017, 6:00 PM

Submission Deadline at CRA Office, 710 N. Federal Highway:
December 1, 2017, 5:00 PM

Applications are available at CatchBoynton.com

For More Information Contact
Thuy ("Twee") Shutt
(561) 600-9098
ShuttT@bbfl.us





ADVISORY BOARD ITEM C.3.

NEW ASSIGNMENTS FROM FEBRUARY 13, 2018 CRA BOARD MEETING:

SUBJECT:

Discussion Regarding Redevelopment Options for CRA Owned Parcels within the MLK, Jr. Boulevard Corridor

SUMMARY:

At the January 18, 2018 meeting, the CRA Board directed staff to present several conceptual redevelopment options on CRA owned parcels located within the MLK Jr. Boulevard corridor for consideration and discussion at the next available meeting.

The consensus from the Board was to seek community input prior to procuring design and development services for any future redevelopment project. On February 13, 2018, staff provided the CRA Board with possible development options as directed (see Attachment I). After discussion, the CRA Board voted to assign further review and discussion of this item to the CRAAB with the goal of utilizing CRAAB as a forum to receive additional community input on desired goals and outcomes.

The CRA Board would like a recommendation from the CRAAB as to whether or not the CRA-owned properties should be redeveloped for commercial, residential, or mixed-uses.

In accordance with the goals and objectives of the CRA's redevelopment plans, the CRA has been assembling properties within the MLK Jr. Boulevard corridor since 2004 (see Attachment II.A. & II.B.).

The CRA owned 1.23 acre assemblage at the western end of MLK Jr. Boulevard has been identified by staff as the most suitable for commercial uses since it is a more regularly shaped parcel and zoning is already in place (see Attachment II.B.). The 2.02 acre assemblage on the south side of MLK Jr. Boulevard at the western end of the Corridor is larger in size but would require sale or joint venture negotiation with adjacent property owners to create a more viable redevelopment site (see Attachment III).

Option One (Design-Bid-Build): Under this option, the CRA would utilize its existing continuing architectural contracts with REG Architects or Kimley Horn & Associates to process a site plan approval, prepare construction and bid documents, apply for permits, bid, and develop the site. (approximately 15 months)

Option Two (Design-Bid-Build with Pre-qualifications of General Contractors): Under this option the design process is the same as Option One. The difference in this scenario is the CRA will

pre-qualified general contractors towards the end of the design phase, apply for permits, issue bid documents to pre-qualified general contractors, and develop the site. (approximately 15 months)

Option Three (Design-Build): Under this option, the CRA would issue a Design-Build Request for Proposal (RFP) for an entity which will provide a guaranteed maximum price for the design and development of the site. (approximately 12 months)

FISCAL IMPACT:

FY 2017-2018 Budget - Project Fund Line Item #02-58100-203 - Architectural Services: \$150,000; and FY 2017-2018 Budget - Project Fund Line Item #02-58200-406 - MLK Corridor Redevelopment, CRA Property: \$1,200,000.

CRA PLAN/PROJECT/PROGRAM:

CRA Redevelopment Plan, Heart of Boynton District and Downtown Vision & Master Plan.

CRAAB RECOMMENDATION:

To be determined based on Board discussion and direction.

ATTACHMENTS:

- | | Description |
|---|---|
| ▣ | Attachment I - Conceptual Corridor Development Layout on CRA Owned Parcels |
| ▣ | Attachment II.A. CRA Owned Parcel Map (western end) |
| ▣ | Attachment II.B.-CRA Owned Parcel Map (east end) |
| ▣ | Attachment III - Property Ownership Map |

NE 118 Ave

PARKING PROVIDED = 20 SPACES
(19 w/ 1 HC)

MLK JR. BLVD

PARKING PROVIDED = ~~31~~
31 SPACES
(29 w/ 2 HC)

NE 9th Ave

MLK JR. BLVD. COMMERCIAL
REDEVELOPMENT (CONCEPTUAL)

SCALE 1:50

Attachment III



Family Dollar

Bell's
Market

ATTACHMENT II.A.
**CRA owned parcels
located at the western
end of the Corridor**



E Martin Luther King Jr Blvd

E Martin Luther King Jr Blvd

N Railroad Ave



0.17780
AC

0.1779
AC

0.3558 AC

0.1779
AC

0.1726
AC

0.1725
AC

0.5128 AC

NE 9th Ave

NE 9th Ave

ATTACHMENT II.B.
**CRA owned parcels at the
eastern end of the Corridor**

Property Ownership Map

NE and SE Quadrands of East MLK Jr. Boulevard



ID #	Location	Parcel Number	Sq. Footage	Acres	Zoning	Total Area
3	118 E MARTIN LUTHER KING JR BLVD	08434521100050050	6,000	0.1377	C2	6,000
6	MARTIN LUTHER KING BLVD	08434521100050050	6,000	0.1377	C2	6,000
7	MARTIN LUTHER KING BLVD	08434521100050100	22,800	0.5234	C2	22,800
8	206 E MARTIN LUTHER KING JR BLVD	08434521040000200	12,438	0.2855	C2	12,438
12	117 NE 9TH AVE	08434521100040050	5,773	0.1325	R2	5,773
13	123 NE 9TH AVE	08434521100040060	5,770	0.1325	R2	5,770
15	129 NE 9TH AVE	08434521100040080	5,762	0.1323	R2	5,762
16	NE 9TH AVE	08434521100040090	5,758	0.1322	R2	5,758
17	141 NE 9TH AVE	08434521100040100	5,754	0.1321	R2	5,754
20	151 NE 9TH AVE	08434521100040130	4,646	0.1067	R2	4,646
25	MARTIN LUTHER KING BLVD	08434521250010110	7,002	0.1607	C2	7,002
27	117 E MARTIN LUTHER KING JR BLVD	08434521250010080	14,005	0.3215	C2	14,005
28	119 E MARTIN LUTHER KING JR BLVD	08434521250010060	14,005	0.3215	C2	14,005
29	137 MARTIN LUTHER KING BLVD	08434521250010040	14,005	0.3215	C2	14,005
30	NE 1ST ST	08434521240000010	11,500	0.264	R2	11,500
Totals				Square Feet=		141,218
				Acres=		3.24
				Dwelling per Acre=		24
				Dwellings on CRA Property		78

1,2,9,10 – Family Dollar

4,11,14,19,21 & 23– Laran, LLC

5 – Alberta & Octavia Bell

18 – DJ Management & Consulting, LLC

22 – Donnie & Doris Jones

24 – Phoenician Seacrest Corp.

26 – Phoenician Seacrest Corp.



ADVISORY BOARD ITEM C.4.

NEW ASSIGNMENTS FROM FEBRUARY 13, 2018 CRA BOARD MEETING:

SUBJECT:

Discussion Regarding Redevelopment for 1110 N. Federal Highway

SUMMARY:

On February 14, 2017 the CRA Board approved the Purchase and Sale Agreement for acquisition of the property and vacant building located at 1110 N. Federal Highway. The property was purchased for \$170,000 and the transaction closed on March 15, 2017.

The property's Federal Highway frontage and proximity to the intersection of Martin Luther King Jr. Boulevard provides the CRA with the opportunity to develop the northeast corner of the intersection (see Attachment I) if combined with the adjacent parcels.

Due to the age of the building, decaying condition at purchase and water damage to the interior ceiling materials as a result of hurricane Irma, the CRA Board approved staff's recommendation to demolish the existing structure at their August 8, 2017 meeting. Demolition is pending the award of grant funding from the Solid Waste Authority Grant on February 28, 2018.

At the February 13, 2018 CRA Board meeting, the Board assigned the property to the CRA Advisory Board to make recommendations for potential uses along with the redevelopment opportunities for the MLK Jr. Boulevard corridor.

FISCAL IMPACT:

FY 2016-2017 Project Fund Budget \$170,000 expended for acquisition.

CRA PLAN/PROJECT/PROGRAM:

2016 Boynton Beach Community Redevelopment Plan - Federal Highway District

CRAAB RECOMMENDATION:

To be determined.

ATTACHMENTS:

Description

- ▣ **Attachment I - Location Map**





ADVISORY BOARD ITEM A.1.

CRA BOARD MEETING OF: March 13, 2018

NEW BUSINESS

CRA BOARD AGENDA ITEM: 14.B.

SUBJECT:

Consideration of Purchase for the Property Located at 521 N. Federal Highway

SUMMARY:

CRA staff has identified an available property located at 521 N. Federal Highway. As indicated on the attached map, this property is located on the Federal Highway Corridor just north of Boynton Beach Boulevard within the Downtown District (see Attachment I). The building is currently vacant with a small office space.

An appraisal of the property has been completed and an estimated market value of \$131,600 has been determined (see Attachment II). CRA staff is seeking approval to purchase the property through the Palm Beach County tax deed process.

In addition to performing an appraisal, a title search (see Attachment III) and lien search was conducted on the property and as of January 31, 2018, the property has no outstanding Code Compliance Cases or Liens, and no Mowing and Maintenance Liens (see Attachment IV).

FISCAL IMPACT:

FY 2017-2018 Project Fund Budget, line item 02-58200-401: Property Acquisitions.

CRA PLAN/PROJECT/PROGRAM:





2016 Boynton Beach Community Redevelopment Plan - Downtown District

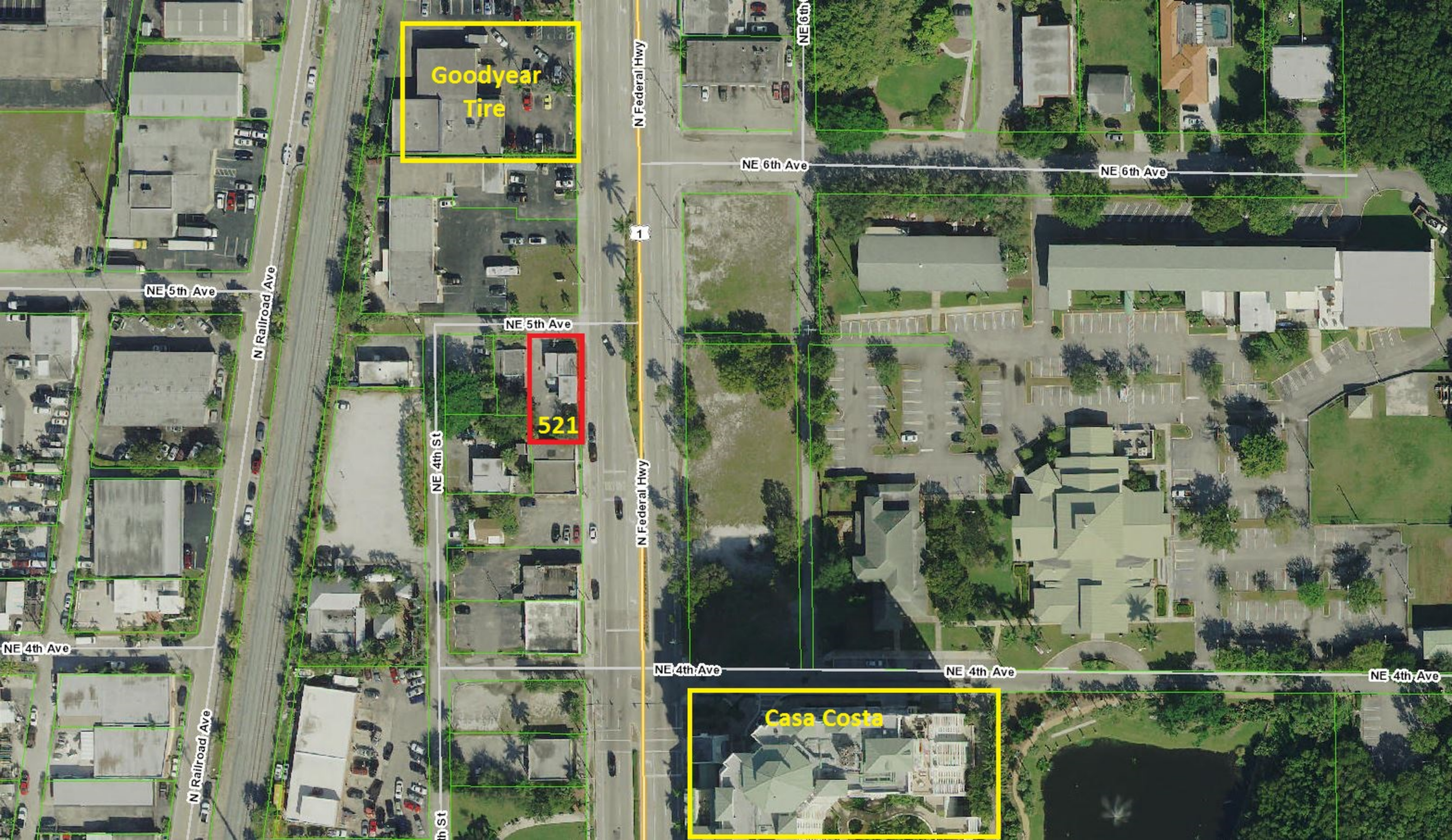
CRAAB RECOMMENDATION:

1. Recommend approval of the purchase of the property located at 521 N. Federal Highway
 2. Do not recommend approve the purchase of the vacant property located at 521 N. Federal Highway
-

ATTACHMENTS:

Description

-  **Attachment I - Location Map**
-  **Attachment II - Appraisal**
-  **Attachment III - Title Search**
-  **Attachment IV - Lien Search**



Goodyear
Tire

521

Casa Costa

A P P R A I S A L R E P O R T

**COMMERCIAL PROPERTY
521 NORTH FEDERAL HIGHWAY
BOYNTON BEACH, FLORIDA 33435**

by

**Vance Real Estate Service
7481 Northwest Fourth Street
Plantation, Florida 33317-2204**

for

**Boynton Beach Community Redevelopment Agency
710 North Federal Highway
Boynton Beach, FL 33435**

February 23, 2018



February 23, 2018

Boynton Beach Community Redevelopment Agency
710 North Federal Highway
Boynton Beach, FL 33435

RE: Commercial property, 521 North Federal Highway, Boynton Beach, FL 33435
(Legal description is in the report.)

Ladies and Gentlemen:

In fulfillment of our agreement, we transmit our Appraisal Report, in which we develop an opinion of market value for the fee simple estate in the referenced real property as of February 23, 2018. The report sets forth our value conclusion, along with data and reasoning supporting our opinion.

This report was prepared for and our professional fee billed to Boynton Beach Community Redevelopment Agency. Our analyses have been prepared in conformance with the Uniform Standards of Professional Appraisal Practice (USPAP 2018-2019). This report is for exclusive use of the client for possible acquisition.

Jesse B. Vance, Jr. and Claudia Vance visited the property. If you have questions or further needs, please contact the undersigned.

As a result of our analyses, we have developed the following opinion of the market value of the appraised property, subject to definitions, certifications, and limiting conditions set forth in the attached report.

ONE HUNDRED THIRTY-ONE THOUSAND SIX HUNDRED DOLLARS
\$131,600

(THIS LETTER MUST REMAIN ATTACHED TO THE REPORT WITH SIXTY-SEVEN (67) NUMBERED PAGES FOR THE VALUE OPINION SET FORTH TO BE CONSIDERED VALID.)

Respectfully submitted,

Jesse B. Vance, Jr., MAI, SRA, ASA
State-Certified General Real Estate Appraiser RZ-85

Claudia Vance, MAI
State-Certified General Real Estate Appraiser RZ-173

MBA in REAL ESTATE DEVELOPMENT & MANAGEMENT

TABLE OF CONTENTS

	<u>Page Number</u>
Title Page	i
Letter of Transmittal	ii
Table of Contents	iii
<u>INTRODUCTION</u>	4
Photographs of the Subject Property	5
1-3-5 Mile Location Map	7
1-3-5 Mile Demographic Statistics	8
Summary of Important Facts and Conclusions	10
<u>DESCRIPTIONS, ANALYSES, & CONCLUSIONS</u>	11
Identity of Client and Intended User	12
Intended Use	12
Identification of Real Estate Appraised	12
Ownership	12
Property Address	12
Legal Description	12
Real Estate Tax Analysis	13
Market Area Description	14
Zoning	19
Site Description	19
Improvement Description	20
Real Property Interest Appraised	21
Appraisal Purpose and Definition of Market Value	21
Effective Dates of the Appraisal and Report	22
Scope of the Work	22
Summary of Information Considered	23
Property History	23
Highest and Best Use	24
<u>SALES COMPARISON APPROACH-LAND VALUATION</u>	27
Land Sales map	29
Land Sales documentation	30
Land Sales Comparison Chart	44
Valuation by the Sales Comparison Approach	45
<u>FINAL VALUE OPINION</u>	49
Certification and Limiting Conditions	50
<u>ADDENDA</u>	52
Acquiring Deed of Appraised Property	53
“CBD” zoning information	55
USPAP Standards Rule 2-2a	57
Qualifications of the Appraisers	59

INTRODUCTION



East Building Elevation on Federal Highway



North Building Elevation



Entrance to Rear Parking off Federal Highway



South Building Elevation



Rear Parking Area



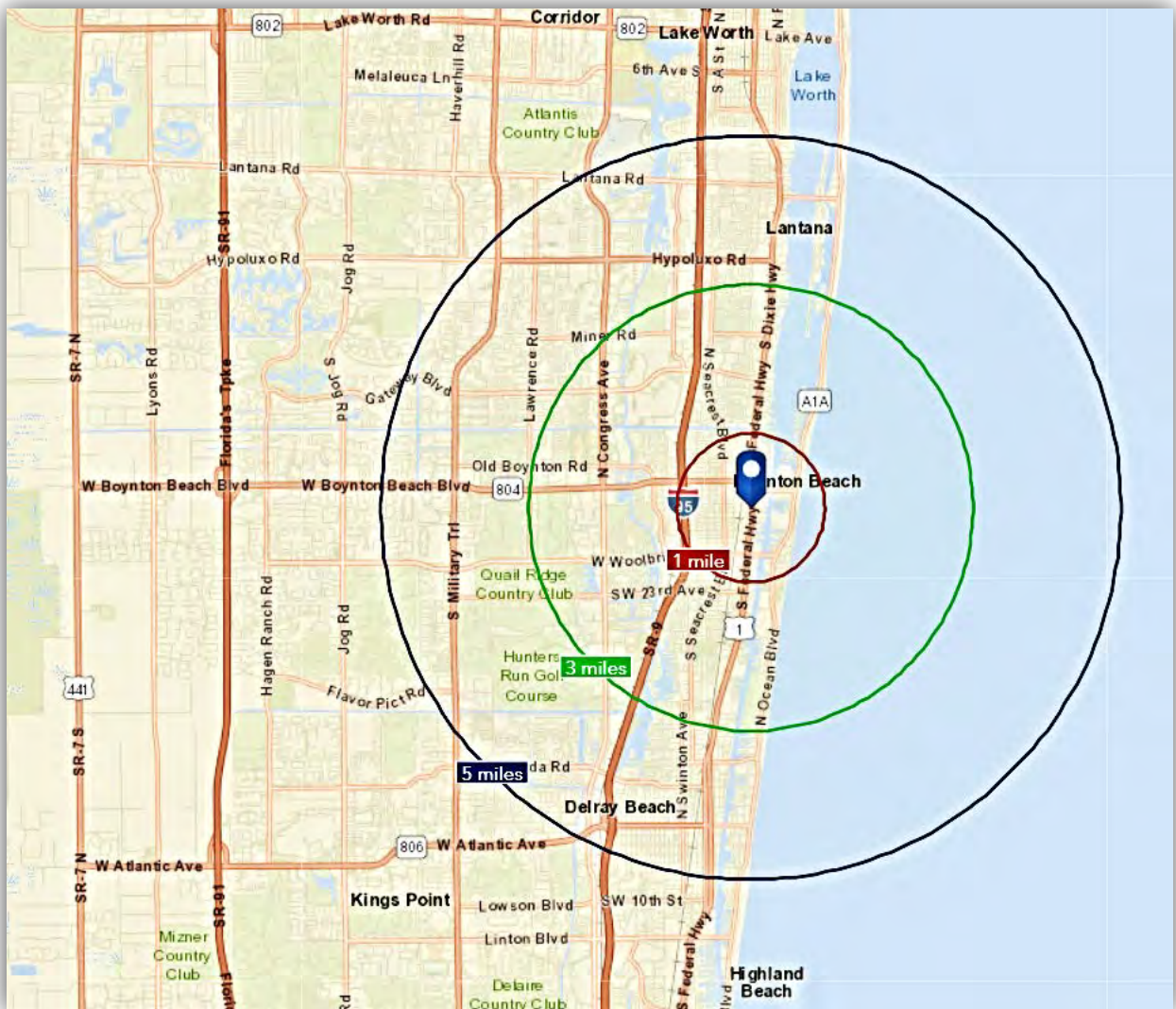
Rear Exit & Garbage Enclosure

PHOTOS OF THE VALUED PROPERTY & ENVIRONS

**521 N. Federal Highway
Boynton Beach, Florida 33435**



**AERIAL VIEW OF THE APPRAISED PROPERTY
521 NORTH FEDERAL HIGHWAY
BOYNTON BEACH, FL 33435**



1-3-5 MILE RADII FROM THE VALUED REAL ESTATE
521 N. Federal Highway
Boynton Beach, Florida 33435



DemographicsVANCE

VANCE REAL ESTATE SERVICE

521 S Federal Hwy, Boynton Beach, Florida, 33435

Rings: 1, 3, 5 mile radii

Latitude: 26.52347

Longitude: -80.05810

	1 mile	3 miles	5 miles
Population			
2000 Population	11,302	61,172	153,084
2010 Population	11,691	68,587	168,844
2017 Population	13,896	75,750	182,390
2022 Population	15,252	80,943	192,993
2000-2010 Annual Rate	0.34%	1.15%	0.98%
2010-2017 Annual Rate	2.41%	1.38%	1.07%
2017-2022 Annual Rate	1.88%	1.33%	1.14%
2017 Male Population	48.9%	47.9%	47.7%
2017 Female Population	51.1%	52.1%	52.3%
2017 Median Age	45.9	44.6	47.2

In the identified area, the current year population is 182,390. In 2010, the Census count in the area was 168,844. The rate of change since 2010 was 1.07% annually. The five-year projection for the population in the area is 192,993 representing a change of 1.14% annually from 2017 to 2022. Currently, the population is 47.7% male and 52.3% female.

Median Age

The median age in this area is 45.9, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	56.6%	60.2%	65.2%
2017 Black Alone	36.2%	31.9%	26.5%
2017 American Indian/Alaska Native Alone	0.3%	0.3%	0.3%
2017 Asian Alone	1.4%	1.7%	2.1%
2017 Pacific Islander Alone	0.0%	0.0%	0.0%
2017 Other Race	3.1%	3.2%	3.4%
2017 Two or More Races	2.4%	2.6%	2.5%
2017 Hispanic Origin (Any Race)	14.2%	15.6%	16.0%

Persons of Hispanic origin represent 16.0% of the population in the identified area compared to 18.1% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 63.8 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	4,916	26,582	67,299
2010 Households	5,126	29,436	73,475
2017 Total Households	6,130	32,510	79,009
2022 Total Households	6,732	34,727	83,402
2000-2010 Annual Rate	0.42%	1.03%	0.88%
2010-2017 Annual Rate	2.50%	1.38%	1.01%
2017-2022 Annual Rate	1.89%	1.33%	1.09%
2017 Average Household Size	2.26	2.30	2.29

The household count in this area has changed from 73,475 in 2010 to 79,009 in the current year, a change of 1.01% annually. The five-year projection of households is 83,402, a change of 1.09% annually from the current year total. Average household size is currently 2.29, compared to 2.28 in the year 2010. The number of families in the current year is 45,120 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

February 12, 2018



Demographics

VANCE REAL ESTATE SERVICE
521 S Federal Hwy, Boynton Beach, Florida, 33435
Rings: 1, 3, 5 mile radii

Latitude: 26.52347
Longitude: -80.05810

	1 mile	3 miles	5 miles
Median Household Income			
2017 Median Household Income	\$44,368	\$48,506	\$51,341
2022 Median Household Income	\$49,898	\$54,366	\$57,512
2017-2022 Annual Rate	2.38%	2.31%	2.30%
Average Household Income			
2017 Average Household Income	\$70,965	\$70,345	\$75,267
2022 Average Household Income	\$80,343	\$80,149	\$85,876
2017-2022 Annual Rate	2.51%	2.64%	2.67%
Per Capita Income			
2017 Per Capita Income	\$31,426	\$31,057	\$32,975
2022 Per Capita Income	\$35,552	\$35,253	\$37,464
2017-2022 Annual Rate	2.50%	2.57%	2.59%

Households by Income

Current median household income is \$51,341 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$57,512 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$75,267 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$85,876 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$32,975 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$37,464 in five years, compared to \$34,828 for all U.S. households

Housing			
2000 Total Housing Units	6,354	32,102	80,558
2000 Owner Occupied Housing Units	3,329	19,231	50,947
2000 Renter Occupied Housing Units	1,587	7,351	16,351
2000 Vacant Housing Units	1,438	5,520	13,260
2010 Total Housing Units	7,332	37,980	91,873
2010 Owner Occupied Housing Units	3,106	18,819	51,625
2010 Renter Occupied Housing Units	2,020	10,617	21,850
2010 Vacant Housing Units	2,206	8,544	18,398
2017 Total Housing Units	8,508	41,063	97,798
2017 Owner Occupied Housing Units	3,223	18,724	51,205
2017 Renter Occupied Housing Units	2,907	13,786	27,804
2017 Vacant Housing Units	2,378	8,553	18,789
2022 Total Housing Units	9,340	43,585	103,058
2022 Owner Occupied Housing Units	3,431	19,671	53,471
2022 Renter Occupied Housing Units	3,300	15,056	29,930
2022 Vacant Housing Units	2,608	8,858	19,656

Currently, 52.4% of the 97,798 housing units in the area are owner occupied; 28.4%, renter occupied; and 19.2% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 91,873 housing units in the area - 56.2% owner occupied, 23.8% renter occupied, and 20.0% vacant. The annual rate of change in housing units since 2010 is 2.82%. Median home value in the area is \$199,565, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 5.24% annually to \$257,617.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

SUMMARY OF IMPORTANT FACTS AND CONCLUSIONS

PROPERTY APPRAISED:	Commercial property 521 North Federal Highway Boynton Beach, FL 33435
OWNERSHIP:	FBDC LLC 4220 W 75 th Street Bradenton, FL 34209
LAND:	Approximately 4,700 square feet
IMPROVEMENT:	One-story commercial building formerly used as a store, containing 1,015 square feet of enclosed area, constructed in 1946.
ZONING:	“CBD”, in the city of Boynton Beach
APPRAISAL PURPOSE:	To develop an opinion of market value
INTEREST APPRAISED:	Fee simple
CURRENT USE:	Store that appears to be unoccupied
HIGHEST AND BEST USE:	As vacant: Small commercial building or redevelopment of the site with adjacent properties for a commercial or mixed use. As improved: Demolished and removed

VALUE BY THE SALES COMPARISON APPROACH:

4,700 square feet of land x \$28.00 per square foot of land =

ONE HUNDRED THIRTY-ONE THOUSAND SIX HUNDRED DOLLARS
\$131,600

VALUATION DATE: **February 23, 2018**

Exposure Time: 12 months prior to selling at the appraised value

DESCRIPTIONS, ANALYSES, CONCLUSIONS

APPRAISAL REPORT

This is an APPRAISAL REPORT that complies with Standard Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice (USPAP 2018 - 2019)

2-2(a)(i) *State the identity of the client; state the identity of any intended users by name or type;*

The client and intended user of this report is the Boynton Beach Community Redevelopment Agency.

2-2(a)(ii) *State the intended use of the appraisal;*

The intended use of the appraisal is for possible acquisition of the appraised property. Any other use is not intended.

2-2(a)(iii) *Summarize information sufficient to identify the real involved in the appraisal, including the physical, legal and economic property characteristics relevant to the assignment;*

Owner: FBDC LLC
 4220 W 75th Street
 Bradenton, FL 34209

Property Address: 521 North Federal Highway
 Boynton Beach, FL 33435

Legal Description: Lots 1 and 4, less the east 35 feet for Federal Highway right-of-way, Block 4, ROBERT ADDITION TO TOWN OF BOYNTON, Plat Book 1, page 51, Palm Beach County, FL

Census Tract No. 61

APPRAISAL REPORT (continued)

2-2(a)(iii) *Summarize information sufficient to identify the real estate involved in the appraisal, including the physical, legal and economic characteristics relevant to the assignment; (continued)*

Real Estate Tax:	Parcel Control Number: 08 43 45 21 26 004 0010
	Land Value: \$107,577
	Improvement Value: <u>54,040</u>
	Total Value: \$161,617
	Assessed Value: \$161,617
	Ad Valorem Tax: \$ 3,451
	Non Ad Valorem Tax: \$ 479
	Total Tax: \$ 3,930

Real estate tax for 2017 is unpaid; additionally, tax certificates are issued for non-payment of taxes from prior years.

The Palm Beach County Property Appraiser (PBPA) values the existing components of the property, which are then assessed for taxation. PBPA does not value the property based on its highest and best use as do the writers of this report. The improvement has reached the end of its useful life; however, the county property appraiser's valuation does not reflect this condition. For this valuation to possibly change, the property owner would have to file a tax appeal and present evidence of the building's condition.

Properties are assessed in arrears by the county property appraiser. The tax bill is issued in November and a 4% discount is given to a tax payer if the amount is paid in November. The discount diminishes until March, when the tax is due and payable.

APPRAISAL REPORT (continued)

2-2(a)(iii) *Summarize information sufficient to identify the real estate involved in the appraisal, including the physical, legal and economic characteristics relevant to the assignment; (continued)*

In Florida, the taxable value for non-homesteaded properties can be increased to a maximum of 10% per year, from tax year 2009 going forward, based on a constitutional amendment voted on by the electorate of the state. There are some exceptions relate to school taxing districts. However, the millage of the city can increase; thus, real estate taxes can continue to increase from year to year.

Market Area Description: Boundaries and Market Composition & Transportation Infrastructure

The general market area is the City of Boynton Beach in eastern-central Palm Beach County. Population of the city is about 72,000 residents; size of the municipality is about 16 square miles situated between Delray Beach on the south and Lake Worth on the north. The town was named for an early developer, Nathan Boynton, a former major in the Union Army in the Civil War. The city was founded in 1898 and incorporated in 1920. Most of the original buildings were destroyed in the hurricane of 1926, though a few remain. These were constructed in the early 1920s and are still in use with repairs and replacements over the decades. Time and economic trends take a toll on properties; thus, in 1984 a redevelopment plan was adopted for the Community Redevelopment Area (CRA) in the city. It covers 1,650 acres in the central part of the municipality west of the Intracoastal Waterway.

Agriculture and farming had been important activities in past centuries in Boynton Beach. Commerce came to the area when Henry Flagler extended the Florida East Coast Railway from West Palm Beach to Miami in 1896. The railroad was the main mode of transportation to bring visitors and manufactured products to the city as well as transporting produce grown in the vicinity out of the area to other cities in the southeastern United States. Freight trains still run through the subject market area on the FEC tracts.

APPRAISAL REPORT (continued)

2-2(a)(iii) *Summarize information sufficient to identify the real estate involved in the appraisal, including the physical, legal and economic characteristics relevant to the assignment; (continued)*

Higher speed, passenger Brightline train runs along the FEC tract, but does not stop in Boynton Beach. For now, there are only three depots with one in downtown Miami, one in downtown Fort Lauderdale and the third in downtown West Palm Beach. In the future, there may be commuter rail service along the FEC tracks with a station in downtown Boynton Beach; however, no plans have been announced.

The subject market area is the Downtown District in the CRA with the following general boundaries: Florida East Coast (FEC) Railroad on the west, Federal Highway and the Intracoastal Waterway on the east, Northeast 7st Avenue to the north and Southeast 12 Avenue on the south. Federal Highway CRA North and South Districts flank the Downtown District, with one district blending into the next. All totaled, the Federal Highway corridor through the CRA in Boynton Beach is about 2.5 miles long.

The strong influence of heavily trafficked Federal Highway is a catalyst to redevelopment of the corridor with over 2,300 new residential units in five projects, with more planned. Highway beautification projects improved the aesthetics of the market area. Most of the properties on the east and west side of the highway have shallow depths, inhibiting redevelopment of the sites with larger commercial projects. Assemblages of adjacent properties and rezoning to mixed use will facilitate revitalization of the subject market area.

Federal Highway is the main north-south artery through the Downtown District. It is also known as U S Highway 1 and is the main north-south artery through eastern Palm Beach County and extends along the eastern seaboard of the United States.

Primary east-west arteries are Boynton Beach Boulevard and Ocean Avenue. Boynton Beach Boulevard is the principal east-west artery in city, having an interchange with Interstate 95. The boulevard continues west through Palm Beach County to its terminus at State Road 7/ U S Highway 441. Two miles east of State Road 7, it has an interchange with Florida's Turnpike. Boynton Beach Boulevard commences on the east at U S Highway 1, just to the east of the FEC Railroad.

APPRAISAL REPORT (continued)

2-2(a)(iii) *Summarize information sufficient to identify the real estate involved in the appraisal, including the physical, legal and economic characteristics relevant to the assignment; (continued)*

Ocean Avenue, in the Cultural District of the CRA, is an upgraded streetscape of wide sidewalks covered with pavers, lighting, kinetic sculptures, and bollards. Ocean Avenue continues east of the Cultural District with a drawbridge over the Intracoastal Waterway, reaching Ocean Boulevard. Ocean Avenue extends west through Boynton Beach, with an interruption at Interstate 95. The subject market area is easily accessible by main roads and Interstate 95.

To the northwest of the Downtown District and the Federal Highway North District is the Heart of Boynton District where the CRA has concentrated funds and effort into revitalizing the area with new housing options and upgraded streetscapes. The CRA has purchased numerous smaller properties to assemble larger sites for redevelopment of mixed use projects.

Population Trends

The demographic survey in the beginning of the report of 1, 3, and 5 mile radial circles from the appraised property shows the median household income for 2017 in the one-mile radius is \$44,368, for three miles it is \$48,506 and \$51,341 for the five mile circle. All are lower than the median household income for Palm Beach County of \$54,400, even though the east parts of the circles include the residents all the way to the Atlantic Ocean. In the one-mile circle, population is 13,896. In three miles, population increases to 75,750; at five miles, it is 182,390. However, about one-half of the three and five mile circles are over the Atlantic Ocean and waterways. Annual growth rate is anticipated to be 1.14% to 1.88% in the three circles during the next five years as the economy and job market improves in South Florida and new multi-family residential complexes are constructed. The median age in the market area is 45.9 years compared to the U. S. median age of 38.2 years. 52% of the housing units are owner occupied, with 28% rented. The percentage of renters is higher in this market because many of the single family houses are owned by investors who purchased them after the economic crash in 2008. Vacancy is reported to be 19%; however, this amount is high due to the undercount of the other two categories. Median home value in the five-mile area is \$199,565 compared to median home value of \$207,344 in the United States.

APPRAISAL REPORT (continued)

2-2(a)(iii) *Summarize information sufficient to identify the real estate involved in the appraisal, including the physical, legal and economic characteristics relevant to the assignment; (continued)*

Economic Trends

During 2005-2006, the subject market area was experiencing a rise in property prices due primarily to the availability of financing with adjustable rate mortgages. Interest rates adjusted upward, but rental rates of multi-family properties did not. For single family residences, interest rates on mortgages adjusted upward, but homeowners' incomes did not increase. Scenarios were the same for many property types, all with the same result of owners' inability to make the payments and mortgages foreclosed. This situation was exacerbated by the economic crash in late 2008, followed by the Great Recession. The foreclosure cycle appears to have ended. Currently, sales are between individuals or investors who previously purchased the properties from foreclosing lenders. Current residential buyers will reside in the properties or hold them in their investment portfolios.

Third party lenders are providing financing to investors and residents, at high loan to price ratios. Sale prices for single-family residences in the subject market area and close vicinity are in the range of \$85,000 to \$180,000, depending on building size, age and condition. Price range for multi-family dwellings are from about \$70,000 to \$100,000 per unit based on the same factors.

Revitalization in the CRA is taking place along US Highway 1, in the southern part of the corridor near Ocean Avenue and Boynton Beach Boulevard with projects such as 500 Ocean, with 341 residential units, 20,000 square feet of retail space and 6,000 square feet of office. Ocean One at 114 N Federal Highway is planned for 358 apartments, 12,075 square feet of retail, 120 hotel room and 439 parking spaces. The Villages at East Ocean Avenue were approved for 371 dwelling units, 15,757 square feet of commercial space, plaza, 644-space parking garage, et cetera. At 623 S Federal Highway, Club of Boynton Beach is under construction. It will be a six-story, 87 unit assisted living facility and memory care facility. Earlier in the 2000s, the property was to be developed with a condominium; however, the recession spoiled those plans.

APPRAISAL REPORT (continued)

2-2(a)(iii) Summarize information sufficient to identify the real estate involved in the appraisal, including the physical, legal and economic characteristics relevant to the assignment; (continued)

Town Square, a major redevelopment project, will take place on Boynton Beach Boulevard and NE 1 Street, encompassing 16.5 acres of land where the current city hall and police station stand. The new project will include two 8-story apartment buildings with 230 and 244 units, 144 unit assisted living facility, 120 room hotel, 31,800 square feet of retail/ office, a new city hall, police station, fire station and park. Renovation of the historic high school is part of the project.

The life cycle stage of the market area is revitalization, a period of renewal, modernization and increasing demand. Boynton Beach CRA is purchasing blighted properties in the subject market area and other properties where the owners are willing to sell. One example in the immediate subject market area is the former AmeriGas Propane storage and sales facility at 711 North Federal Highway. The old improvements were demolished, and the site was sold to the property owner to the north for another business venture. One more example is at 1110 N Federal Highway (Land Sale 1), with the old store scheduled for demolition and removal.

Conclusion

The town's redevelopment goal is to transform Boynton Beach from a retirement community to a vibrant city where residents can enjoy living and working in an attractive setting. Boynton Beach Community Redevelopment Agency is instrumental in the renaissance of the city of Boynton Beach. The price trend for property in the subject market area will continue to increase while the economy remains strong.

Land Use: General Commercial

Proposed Land Use: Mixed Use, medium intensity

CRA District: Downtown District

APPRAISAL REPORT (continued)

2-2(a)(iii) *Summarize information sufficient to identify the real estate involved in the appraisal, including the physical, legal and economic characteristics relevant to the assignment; (continued)*

Zoning:

“CBD”, Central Business District in the city of Boynton Beach. The intent of this district is to implement the mixed use and mixed use core future land use plan classification of the Comprehensive Plan. The mixed use will be a highly visible community focal point integrating office, retail and residential uses concentrated in the historic downtown and marina district. Uses allowed in the district are intended to service the entire community, create a high volume of pedestrian traffic, provide business opportunities, et cetera. Minimum lot area is 15,000 square feet. Minimum lot frontage is 75 feet; minimum lot depth is 100 feet. Copy of the zoning code is in the Addenda.

The appraised parcel contains approximately 4,700 square feet which appears to make it a non-conforming site in this district. However, officials of Boynton Beach determine non-conformities of sites and structures. Cited from the Land Development code: non-conforming lots which are vacant or proposed to be cleared and redeveloped, approval of a variance shall be required prior to the construction of any structures or establishment of any use on the lot.

Site Description:

The shape of the site is a rectangle. Approximate dimensions and size are from public records.

North boundary on NE 5 Avenue:	47 feet
East boundary on Federal Highway:	100 feet
South boundary on adjacent property:	47 feet
West boundary on adjacent property owned by the subject property owner:	100 feet
Total:	4,700 square feet

APPRAISAL REPORT (continued)

2-2(a)(iii) *Summarize information sufficient to identify the real estate involved in the appraisal, including the physical, legal and economic characteristics relevant to the assignment; (continued)*

Utilities: All utilities are available to the site.

Access: The site borders Federal Highway on its east side, but there is no driveway on to the main road. Pedestrian traffic can reach the tract on its east side. Vehicular access is via a driveway on NE 5 Avenue at the northwest corner of the parcel. North Federal Highway is a four-laned road with a raised, landscaped median, sidewalks, street lights and storm drains. NE 5 Avenue is a two-laned local road. There is no median break in Federal Highway at NE 5 Avenue.

Easements: There is no survey to review; however, utility easements are typically around the perimeter of the site.

Improvement Description: The improvement on the subject property is a one-story commercial building which appears to have been used as a store. The building contains 1,015 square feet and was constructed in 1946. No interior inspection of the building was made. The premises appeared to be unoccupied.

Photos of the appraised property in the beginning of the report show the condition of the building which appears to be in average condition for its age.

The building is constructed of concrete block with a painted stucco finish. The roof appears to be flat with a composition topping. Windows are plate glass. The design of the structure is dated. There is a paved area to the west of the building with a few marked parking spaces.

Environmental Assessment: No assessment was available for review.

APPRAISAL REPORT (continued)

2-2(a)(iv) *State the real property interest appraised;*

A person who owns all the property rights is said to have *fee simple title*. A *fee simple title* implies absolute ownership unencumbered by any other interest or estate. Partial interests in real estate are created by selling, leasing, et cetera. Partial estates include *leased fee* and *leasehold estates*.

The interest appraised is fee simple.

2-2(a)(v) *State the type and definition of value and cite the source of the definition;*

The purpose of the appraisal is to develop an opinion of market value of the subject property as of February 23, 2018.

MARKET VALUE: a type of value, stated as an opinion, that presumes the transfer of a property (i.e., a right of ownership or a bundle of such rights), as of a certain date, under specific conditions set forth in the definition of the term identified by the appraiser as applicable in an appraisal. The conditions included in market value definitions establish market perspectives for development of the opinion. These conditions may vary from definition to definition but generally fall into three categories:

1. the relationship, knowledge, and motivation of the parties (i.e., seller and buyer);
2. the terms of sale (e.g., cash, cash equivalent, or other terms); and
3. the conditions of sale (e.g., exposure in a competitive market for a reasonable time prior to sale).

Market value appraisals are distinct from appraisals completed for other purposes because market value appraisals are based on a market perspective and on a normal or typical premise. These criteria are illustrated in the following definition of *Market Value**, provided here only as an example.

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised and acting in what they consider their own best interests;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

APPRAISAL REPORT (continued)

* This example definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the *Interagency Appraisal and Evaluation Guidelines*, dated December, 2010.

Florida Court Definition: “Market Value is the price that a seller willing, but not compelled to sell, and a buyer willing, but not compelled to buy, would agree to in fair negotiations with knowledge of all the facts.” [Source: *Fla. Power & Light Co., v. Jennings*, 518 So.2d 895 (Fla. 1987)]

2-2(a)(vi) State the effective date of the appraisal and the date of the report;

A) Effective Date of the Appraisal: February 23, 2018

B) Date of the Report: February 23, 2018

2-2(a)(vii) Summarize the scope of work used to develop the appraisal;

The appraisal problem is to develop an opinion of value of the property based on its highest and best use. The appraiser inspected the exterior of the property and photographed it. A thorough investigation was made into the physical characteristics of the property that could affect its value. The market area was surveyed to determine its stage of the life cycle. Research was conducted to ascertain economic factors that might influence value. Data research consisted of collecting, confirming, and reporting sales of land sales. The process included searches and analyses, inspections and confirmations, and final reporting. The appraiser examined several sources of sales data, including CoStar Group, Corelogic, Realquest, Loopnet, Palm Beach County Property Appraiser records, the public records, and data from the appraiser’s plant.

For Sales Comparison Approach, land sales are compared to each other and to the property under appraisal to arrive at an opinion of value.

APPRAISAL REPORT (continued)

2-2(a)(viii) *Summarize the information analyzed, the appraisal methods and techniques employed, and the reasoning that supports the analyses, opinions, and conclusions; exclusion of the sales comparison approach, cost approach, or income approach must be explained;*

The information analyzed and appraisal methods used are detailed in the valuation section of the report. Further, the reasoning that supports the analyses, opinions, and conclusions is explained in the valuation section. Neither the Cost nor Income Approaches are applicable to appraise the small subject site, which is what constitutes the value of the property concerned. Exclusion of these approaches to value still produces a creditable report.

SR 1-5 *When the value opinion to be developed is market value, if such information is available in the normal course of business:*

a) analyze all agreements of sale, options, or listings of the subject property current as of the effective date of the appraisal; and

There are no known agreements for sale, options or listings of the appraised property as of the effective date of the appraisal.

b) analyze all sales of the subject property that occurred within the three (3) years prior to the effective date of the appraisal.

The appraised property was acquired by warranty deed on March 12, 2013 for a price of \$200,000. The transaction also included the property adjacent to the west, a depreciated single family residence. A copy of the deed is in the Addenda. The date of sale is too far removed from the effective date of the appraisal to be of any significance to the current opinion of value expressed in this appraisal.

APPRAISAL REPORT (continued)

2-2(a)(ix) *State the use of the real estate existing as of the date of value, and the use of the real estate or personal property reflected in the appraisal;*

The use of the real estate on the date of valuation appears to be an unoccupied one-story store; however, this is not the highest and best use of the property. The age of the subject building and the change in the life cycle stage of the market area from decline to revitalization, renders the existing use of the property of a small store to be obsolete. Therefore, the building has no contributory value to the property. The use reflected in this appraisal is vacant land, ready for its highest and best use. No personal property is included in the valuation.

2-2(a)(x) *When an opinion of highest and best use was developed by the appraiser, summarize the support and rationale for that opinion.*

HIGHEST AND BEST USE OF THE PROPERTY AS VACANT

Physically Possible as Vacant

The land appraised contains approximately 4,700 square feet. It has a corner location, but with no traffic signal or median break in Federal Highway. The parcel is level and filled to street grade. All utilities are available to the site. Physical constraint to develop the site is its size which governs the number of potential improvements which can be placed on it.

Legally Permissible as Vacant

Legal restrictions to the development of the site consist of land use designation, building and zoning codes, platting and deed restriction, none of which came to light during the property investigation. Land use designation is General Commercial. Proposed land use is mixed use, medium intensity. Zoning is "CBD", Central Business District. Minimum lot size is 15,000 square feet. Permitted uses include a commercial, residential or mixed use. The appraised land does not meet the size standards for the "CBD" district as a stand-alone site, appearing to be a non-conformity. City officials make that determination and the legal permissibility of the land. According to the zoning code, a variance must be obtained prior to improving a non-conforming site.

HIGHEST AND BEST USE OF THE PROPERTY AS VACANT

Financially Feasible as Vacant

The third test of Highest and Best Use is economic feasibility. Demand for a certain property type must be evident for it to be feasible. For it to be financially feasible, the use must be marketable and provide the investor with a competitive return when compared with alternate uses. As mentioned, assemblages of smaller parcels into larger sites for mixed use development are taking place in the subject market area and in other CRA districts. Once a large site is assembled, the development process can commence with possible zoning and/or land use change to permit mixed use projects such as 500 Ocean or The Villages at East Ocean. Land Sales 2, 3 4 and 6 in this report are an example of a less intense assemblage.

It appears that the subject property owner may have been attempting an assemblage of the subject block in 2013 when the property was acquired. FBDC LLC purchased four sites in the block in 2013. However, public records show real estate taxes have not been paid and tax certificates were issued.

Financially feasible use for the subject is either for a small stand-alone commercial property or to assemble it with other lots in the subject block for redevelopment of a mixed use project. The most probable buyer is a local or regional developer assembling smaller parcels to have sufficient land for a large mixed use project. Time for development is now with revitalization of the subject market area and a strong economy where people are seeking new retail and housing choices.

Maximally Productive as Vacant

In summary, the Highest and Best Use of the land in question is for a small single-occupant commercial building or for assemblage with other lots in the subject block to construct a mixed use project with residential units on the upper floors and commercial use on the ground level. Such uses would be physically possible, probably legally permissible with necessary changes if any, financially feasible and maximally productive.

HIGHEST AND BEST USE OF THE PROPERTY AS IMPROVED

Highest and best use of the existing improvement is demolition and removal from the subject site. The structure is 72 years old and outmoded. The flat roofline and low building profile are old-fashioned. Location of loading and parking areas are difficult to access via a narrow passageway. Placement of the building on the site prevents corrections for non-conformities and inconveniences. Thus, demolition and removal of the building is its highest and best use which is physically possible, legally permissible, financially feasible and maximally productive. Examples of such demolitions have already been cited in the report.

2-2(a)(xi) Clearly and Conspicuously: State all extraordinary assumptions and hypothetical conditions; and state that their use might have affected the assignment result.

There are no extraordinary assumptions or hypothetical conditions in this report.

2-2(a)(xii) Include a signed certification in accordance with Standards Rule 2-3

See signed certification in report.

SALES COMPARISON APPROACH

LAND VALUATION

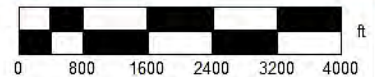
Subject & Land Sale Location Map



Data use subject to license.

© DeLorme. DeLorme Street Atlas USA® 2009.

www.delorme.com



Data Zoom 13-0

VACANT LAND SALES

SALE NO.	1
LEGAL DESCRIPTION	Lengthy legal description. See exhibit.
RECORDED	O. R. Book 28957, Page 1337
GRANTOR	The Alpine Seven Company, Inc.
GRANTEE	Boynton Beach Community Redevelopment Agency
DATE OF SALE	March 15, 2017
LOCATION	1110 North Federal Highway Boynton Beach, FL
ZONING	“C-4,” General Commercial
PROPOSED LAND USE	Mixed Use, low intensity
CRA District	Federal Highway District – North
SALE PRICE	\$170,000
LAND SIZE	6,033 square feet
UNITS OF COMPARISON	\$28.18 per square foot of land
PARCEL CONTROL NO.	08 43 45 21 32 002 0211
CONDITIONS OF SALE	Cash sale. Arm’s length transaction.
CONFIRMED	Theresa Utterback for grantee
COMMENTS	Negotiated transaction based on the market price for the property. Existing old store on the site will be demolished and removed to make way for redevelopment of the site.

Prepared by and return to:

Spencer B. Siegel, Esq.
Siegel Siegel & Wright
1600 South Dixie Hwy Suite 300
Boca Raton, FL 33432
561-620-8200
File Number: Alpine Seven
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 15th day of March, 2017 between The Alpine Seven Company, Inc., a dissolved Florida corporation whose post office address is PO Box 700, Boynton Beach, FL 33425-0700, grantor, and Boynton Beach Community Redevelopment Agency, a public agency whose post office address is 710 N. Federal Highway, Boynton Beach, FL 33435, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Palm Beach County, Florida to-wit:

The North 66 feet as measured at right angles to the North line of the following described parcel: That part of Lots 20, 21 and 22, Block 2, Lake Addition, a Subdivision of the City of Boynton Beach, Florida, according to the Plat thereof, on file in Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 11, page 71, of the Public Records of Palm Beach County, Florida, more particularly described as follows: Beginning at the Southwest corner of Lot 20, Block 2, Lake Addition, run Easterly along the South line of said Lot 20, a distance of 122.5 feet to a point; thence Northerly at right angles to the South line of said Lot 20, a distance of 131.7 feet, more or less to a point in the North line of Lot 22, Block 2, Lake Addition, thence run Westerly along the North boundary line of said Lot 22, to the Northwest corner of said Lot 22; thence Southwesterly along the West line of Lots 22, 21 and 20, to the Point of Beginning.

Parcel Identification Number: 08-43-45-21-32-002-0211

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2016**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

The Alpine Seven Company, Inc., a Florida for profit corporation

By: Mardy Powell
Mardy Powell, President

Witness Name: Spencer B Siegel

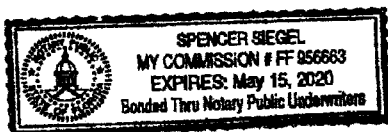
Witness Name: Spencer Valeo

(Corporate Seal)

State of Florida
County of Palm Beach

The foregoing instrument was Acknowledged before me this 15th day of March, 2017 by Mardy Powell of The Alpine Seven Company, Inc., a Florida for profit corporation, on behalf of the corporation. He ☐ is personally known to me or ☒ has produced a driver's license as identification.

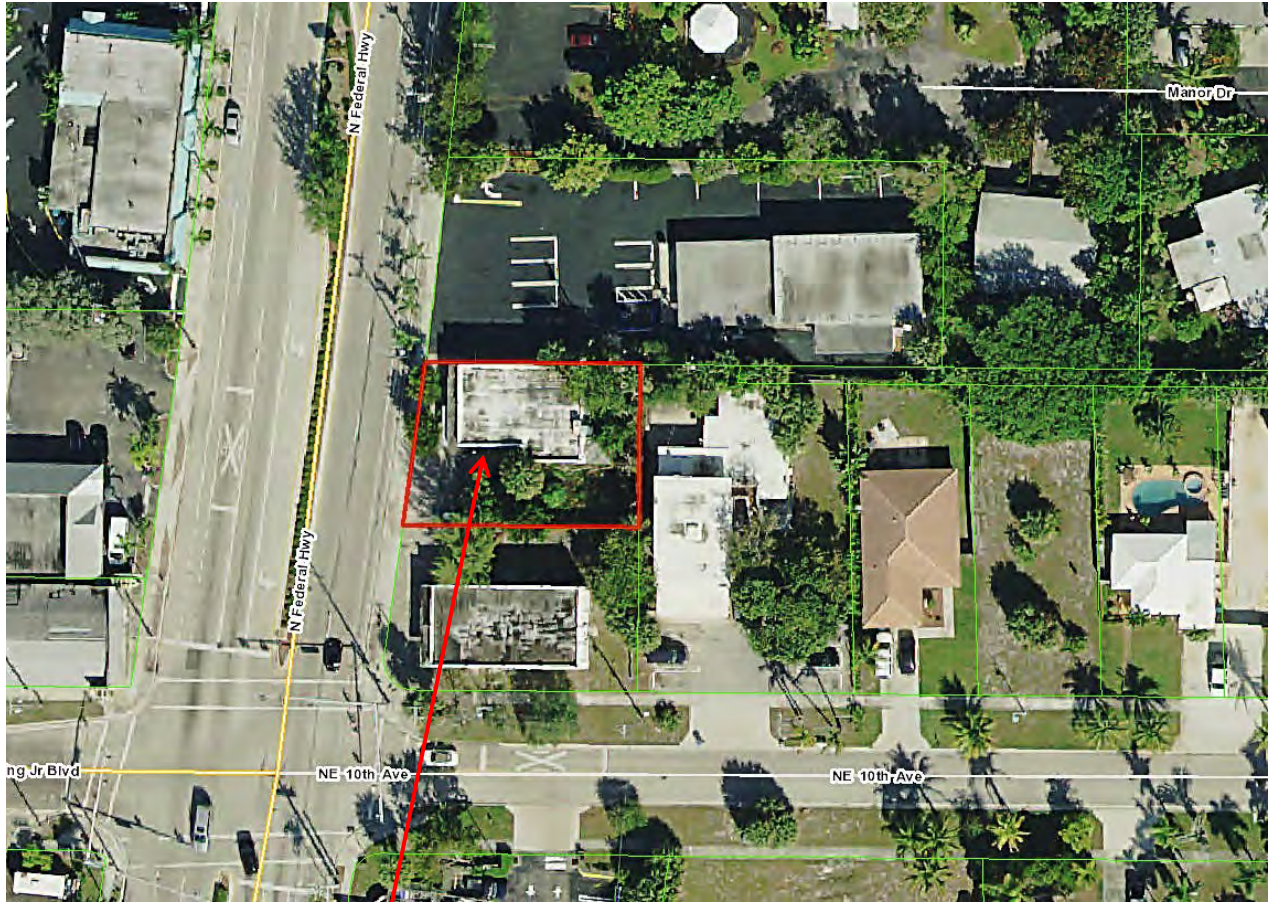
[Notary Seal]



Notary Public

Printed Name: Spencer B Siegel, Esq.

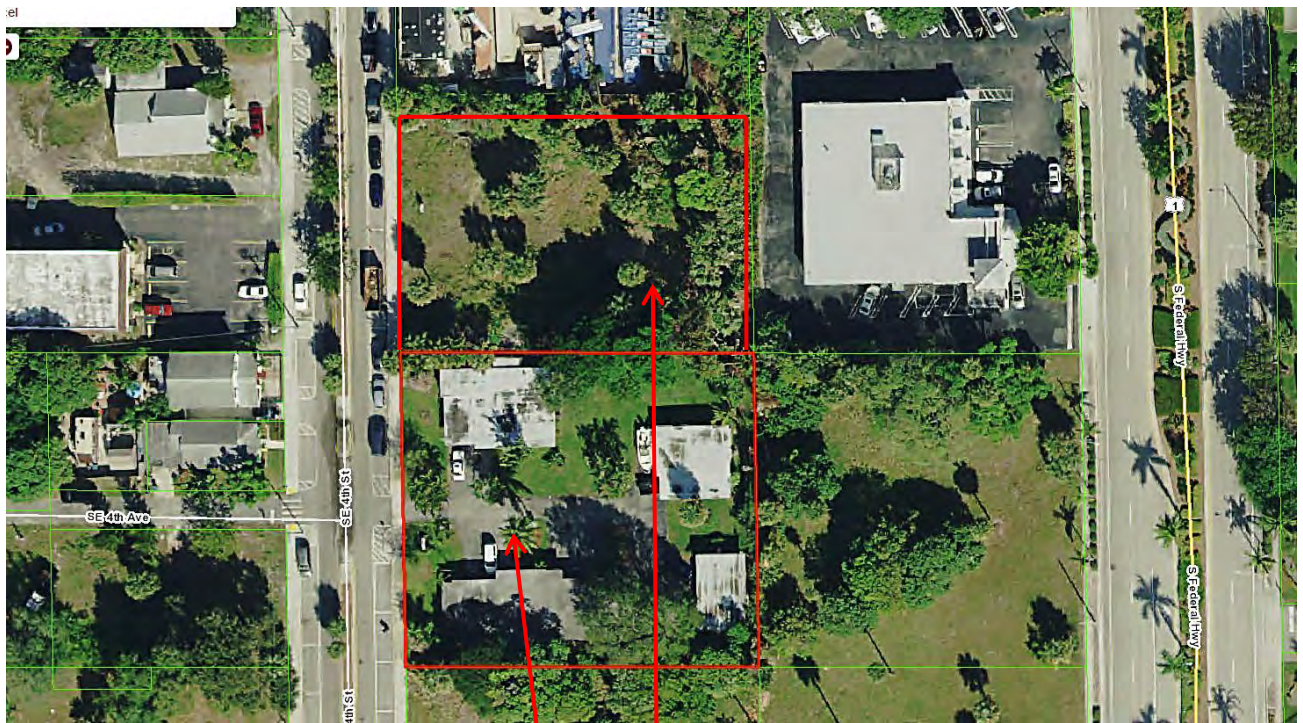
My Commission Expires: May 15, 2020



LAND SALE 1
1110 N FEDERAL HIGHWAY
BOYNTON BEACH, FL

VACANT LAND SALES

SALE NO.	2
LEGAL DESCRIPTIONS	Lot 10, the south 1/2 and Lot 11, Block "A," PENCE'S SUBDIVISION NO. 1, Plat Book 1, page 33, Palm Beach County, FL Lots 14 and 15, Block "A," PENCE'S SUBDIVISION NO. 1, Plat Book 1, page 33, Palm Beach County, FL
RECORDED	O. R. Book 28567, Page 956 O. R. Book 29557, Page 1905
GRANTORS	Okee Boynton 2015, LLC Richard Smith et al
GRANTEES	Ocean Hudson, LLC Exsorro One, Inc.
DATE OF SALES	August 30, 2016 December 28, 2017
LOCATIONS	412 Southeast 4 Street 420 Southeast 4 Street Boynton Beach, FL
ZONING	"C-3," Community Commercial
PROPOSED LAND USE	Mixed Use, medium intensity
CRA District	Downtown District
SALE PRICE	412 SE 4 Street: \$ 240,000 420 SE 4 Street: <u>1,200,000</u> Total \$1,440,000
LAND SIZE	21,510 sq ft + 28,676 sq ft = 50,186 sq ft
UNIT OF COMPARISON	\$28.69 per square foot of land
PARCEL CONTROL NOS.	08 43 45 21 07 001 0101 and 0140
CONDITIONS OF SALE	Cash sales. Arm's length transaction.
CONFIRMED	Kenneth Kaleel, attorney for grantee
COMMENTS	Grantees are related companies. Properties are abutting. 412 is a vacant site. Existing old dwelling units on 420 will be demolished and removed to make way for redevelopment of the site.



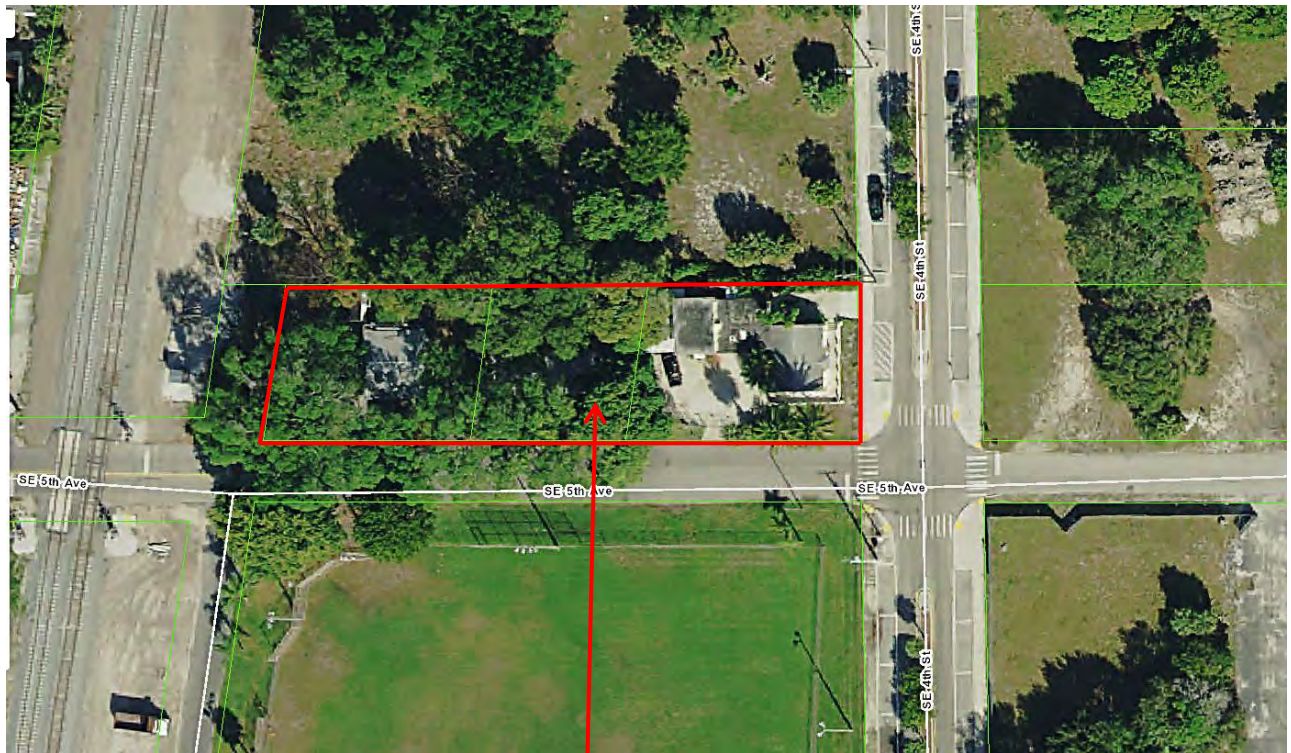
LAND SALE 2
412 & 420 SOUTHEAST 4 STREET
BOYNTON BEACH, FL

VACANT LAND SALES

SALE NO.	3
LEGAL DESCRIPTION	Lots 1, 2, 3 and 4, Block "C," PENCE'S SUBDIVISION NO. 1, Plat Book 1, page 33, Palm Beach County, FL, less the east 13 feet of Lots 1 and 4 for Federal Highway
RECORDED	O. R. Book 29241, Page 1523
GRANTOR	Hidden Brook Corporation
GRANTEE	Exsorro One, Inc.
DATE OF SALE	July 25, 2017
LOCATION	601 South Federal Highway Boynton Beach, FL
ZONING	"C-3," Community Commercial
PROPOSED LAND USE	Mixed Use, medium intensity
CRA District	Downtown District
SALE PRICE	\$1,250,000
LAND SIZE	52,507 square feet
UNITS OF COMPARISON	\$23.81 per square foot of land
PARCEL CONTROL NO.	08 43 45 28 07 003 0010
CONDITIONS OF SALE	Cash sale. Arm's length transaction.
CONFIRMED	Kenneth Kaleel, attorney for grantee
COMMENTS	Vacant parcel with street frontage on three sides: South Federal Highway, SE 4 Street and SE 5 Avenue.

VACANT LAND SALES

SALE NO.	4
LEGAL DESCRIPTION	Lot 11, Block "B," PENCE'S SUBDIVISION NO. 1, Plat Book 1, page 33, Palm Beach County, FL,
RECORDED	O. R. Book 29576, Page 256
GRANTOR	James Ploen
GRANTEE	Exsorro One, Inc.
DATE OF SALE	January 8, 2018
LOCATION	415, 421 and 425 Southeast 5 Avenue Boynton Beach, FL
ZONING	"C-3," Community Commercial
PROPOSED LAND USE	Mixed Use, medium intensity
CRA District	Downtown District
SALE PRICE	\$611,000
LAND SIZE	21,593 square feet
UNITS OF COMPARISON	\$28.30 per square foot of land
PARCEL CONTROL NO.	08 43 45 28 07 002 0111, 0112, 0113
CONDITIONS OF SALE	Purchase money mortgage in the amount of \$531,000 at the market rate of interest. Arm's length transaction.
CONFIRMED	Kenneth Kaleel, attorney for grantee
COMMENTS	Three contiguous small parcels improved with old single family houses from 1924-1938, which will be demolished and removed to redevelop the site along with other parcels assembled by the same grantee. Road frontage on two sides: SE 4 Street and SE 5 Avenue.



LAND SALE 4
415, 421 & 425 SOUTHEAST 5 AVENUE
BOYNTON BEACH, FL

VACANT LAND SALES

SALE NO.	5
LEGAL DESCRIPTION	Lots 12 and 13, less the east 15 feet, PARKER ESTATE, Plat Book 10, page 37, Palm Beach County, FL
RECORDED	O. R. Book 29130, Page 501
GRANTOR	ALTA 1111 LLC
GRANTEE	Indiantown Land Holdings LLC
DATE OF SALE	June 1, 2017
LOCATION	1111 South Federal Highway Boynton Beach, FL
ZONING	"C-3," Community Commercial
PROPOSED LAND USE	Mixed Use, medium intensity
CRA District	Downtown District
SALE PRICE	\$340,000
LAND SIZE	15,460 square feet
UNITS OF COMPARISON	\$22.00 per square foot of land
PARCEL CONTROL NO.	08 43 45 28 04 000 0120
CONDITIONS OF SALE	Cash sale. Arm's length transaction.
CONFIRMED	Lloyd Granet, attorney for grantee
COMMENTS	Vacant parcel with street frontage on three sides: South Federal Highway, SE 4 Street and SE 10 Avenue.



LAND SALE 5
1111 SOUTH FEDERAL HIGHWAY
BOYNTON BEACH, FL

VACANT LAND SALES

SALE NO.	6
LEGAL DESCRIPTION	The south 100 feet of Lot 2, LEE MANOR ISLES, Plat Book 24, page 211, Palm Beach County, FL, less right-of-way for Federal Highway
RECORDED	O. R. Book 29355, Page 1851
GRANTOR	Anand Patel et al
GRANTEE	Exsorro One, Inc.
DATE OF SALE	September 21, 2017
LOCATION	1320 South Federal Highway Boynton Beach, FL
ZONING	“C-1,” Office Professional
PROPOSED LAND USE	Mixed Use, medium intensity
CRA District	Federal Highway District – South
SALE PRICE	\$565,000
LAND SIZE	22,686 square feet
UNITS OF COMPARISON	\$24.91 per square foot of land
PARCEL CONTROL NO.	08 43 45 27 05 000 0021
CONDITIONS OF SALE	Cash sale. Arm’s length transaction.
CONFIRMED	Kenneth Kaleel, attorney for grantee
COMMENTS	Vacant parcel at the northeast corner of South Federal Highway and Riviera Drive.



LAND SALE 6
1320 SOUTH FEDERAL HIGHWAY
BOYNTON BEACH, FL

LAND SALES COMPARISON CHART

No.	Location	Sale Date	Sale Price	Land Size S F	Price/ S F	Zoning	Proposed Land Use
1	1110 N Federal Hwy Boynton Beach	03/15/17	\$ 170,000	6,033	\$28.18	C-4	Mixed Use Low Intensity
2	412-420 SE 4 Street Boynton Beach	08/30/16 12/28/17	\$1,440,000	50,186	\$28.69	C-3	Mixed Use Medium Intensity
3	601 S Federal Hwy Boynton Beach	07/25/17	\$1,250,000	52,507	\$23.81	C-3	Mixed Use Medium Intensity
4	415-425 SE 5 Avenue Boynton Beach	01/08/18	\$ 611,000	21,593	\$28.30	C-3	Mixed Use Medium Intensity
5	1111 S Federal Hwy Boynton Beach	06/01/17	\$ 340,000	15,460	\$22.00	C-3	Mixed Use Medium Intensity
6	1320 S Federal Hwy Boynton Beach	09/21/17	\$ 565,000	22,686	\$24.91	C-1	Mixed Use Medium Intensity
Subject	521 N Federal Hwy Boynton Beach	02/23/18	VALUE \$ 131,600	4,700	VALUE \$28.00	CBD	Mixed Use Medium Intensity

SALES COMPARISON APPROACH LAND VALUATION

Of the several methods to develop an opinion of land value, the one considered to be the most reliable is the Sales Comparison Approach. In this method, sales of other similar vacant parcels are compared to the site concerned; then adjusted for differences to arrive at land value. For the opinion to be supportable, there must be an adequate number of sales of similar properties for comparison to the subject.

The steps of sales comparison in Land Valuation are:

- 1) Locate and collect information of recent sales of sites most similar to the land being appraised.
- 2) Verify the sales information with parties to the transactions, including details of financing and any special considerations or non-typical market features.
- 3) Select relevant units of comparison and develop a comparative analysis for each unit.
- 4) Compare and adjust the sales to the subject using the significant, market-derived units of comparison.
- 5) Reconcile all value indications from the comparisons into a single value opinion by this approach.

The appraised property is improved with an old commercial building which has reached the end of its economic life. Highest and best use for the property is to demolish and remove the building, then redevelop the land with either a small commercial building or combine it with adjacent properties for a larger mixed use project. Land size is approximately 4,700 square feet; zoning is "CBD", Central Business District. The subject market area is in the revitalization stage of its life cycle.

A search was made to find recent sales of properties fronting Federal Highway which are either vacant or will be vacant when the old improvements on them are demolished and removed. Of the properties reviewed, six which are more similar to the subject are cited in this report. Details of the sales and listing are on the sale sheets and chart.

The unit of comparison relevant to this valuation is Sale Price per Square Foot of Land. The range of prices and listing is from \$23.81 to \$28.69 per square foot of land, before adjustments.

ELEMENTS OF COMPARISON

Elements of comparison are the characteristics of transactions and properties that cause variation in prices paid for real estate. The Appraisal of Real Estate continues by stating that there are basic elements of comparison that may be considered in sales comparison analysis for land valuation. The first group is termed transactional elements being: real property rights conveyed, financing terms, conditions of sale and market conditions. This second group of property elements consists of location, physical characteristics and use. Each element is hereafter addressed.

(Continued)

LAND VALUATION

(Continued)

Real Property Rights Conveyed

A transaction price is always predicated on the real property interest conveyed. Property interests conveyed can either be fee simple (without tenants) or leased fee (subject to leases). An adjustment for property rights conveyed is based on whether a leased fee interest was sold with leases at market rent, or below or above market rent.

In the case of land, there could be a land lease on the site that would create a leased fee interest. The lease amount would require examination to see if the tenant (the leasehold interest) had a value greater than zero. If it is, then the submarket rental rate would give some of the property value to the tenant.

The sales were the conveyance of fee simple interest, the same interest valued for the land in question. No numerical adjustment is warranted for this element of comparison.

Financing Terms

Financing terms may have a bearing on the price paid for a property. Such terms that may affect price include assuming a mortgage at lower than current interest rates, the seller paying a buydown for the buyer to have a lower interest rate, or the seller providing financing for a transaction at lower than typical institutional rates. In all of these cases, the buyer could have paid higher prices in such transactions to obtain favorable financing.

All of the land sales except No. 4 were in cash, which is the most common form of payment for vacant land. The grantor of Sale 4 accepted a purchase money mortgage from the buyer in the amount of \$531,000 (87% loan to price ratio) on a short-term basis. The land unit price for No. 4 is in the range of the other sales, suggesting the financing did not have a significant effect on the amount paid. No adjustments are necessary for this element of comparison.

Conditions of Sale

Condition of sale addresses the motivation of buyers and sellers. Such motivations include a seller accepting a lower than market price for needed cash, a lender selling a previously foreclosed property to comply with regulations imposed on the institution, or a buyer purchasing an adjacent property. Even arm's length transactions may be the result of atypical motivation, such as lack of exposure time to the market, the result of an eminent domain proceeding, or tax consideration.

The grantee of Sale 1 is the Boynton Beach Community Redevelopment Agency, with the motivation of purchasing properties in the CRA for assemblage and/or redevelopment by other entities or in partnership with other property owners. The price the CRA paid was based on other market sales and negotiated with the seller. The motivation of the CRA is similar to other buyers in the market area where the buyers are purchasing numerous properties to assemble a site large enough for a financially feasible project. The unit price for Sale 1 is at the top of the range of the comparable sales, but still an indicator of the unit value for the parcel appraised.

(Continued)

LAND VALUATION

(Continued)

Sales 2, 3, 4 and 6 were purchased by Exsorro One, Inc. or an affiliated entity, with Nos. 2, 3 and 4 in close proximity to each other. Sale 2 is an assemblage of adjacent properties. Sale 3 consists of two adjacent parcels which were purchased at one time. Motivation of the grantee of these sales appears to be similar to others who have made purchases in the area over the years which is as stated to assemble a site for development of a mixed use, higher density project.

Exsorro One, Inc. also purchased Sale 6, a stand-alone property, in the southern part of the Federal Highway corridor in Boynton Beach. Land Sale 5 is two blocks north of No. 6, also an individual purchase.

Conditions of sale of the transactions are emblematic of a market area in the revitalization phase of its life cycle. Old improvements reach the end of their economic lives. Some sites are too small for financially feasible redevelopment. Population is increasing with residents seeking new lifestyle accommodations. Thus, assemblages become the norm without need for adjustment for this motivation.

Market Conditions

Comparable sales that occurred under different market conditions than those applicable to the subject on the effective date of the value estimate require adjustment for any differences that affect their value. The most common adjustment for market condition is time; however, the passage of time itself is not the cause of the adjustment. Market conditions which change over time are the reason to make the adjustment, such as appreciation or depreciation due to building inventory, changes in tax laws, investor's criteria, building moratoriums, fluctuation in supply and demand, et cetera. It is also possible that there is no change in market condition over time.

Dates of sale are recent and are representative of current market conditions. No adjustment is necessary for this element of comparison.

Adjustments for transactional elements of comparison were considered; now, the land sales are likened to the subject and to each other for property elements of comparison.

Location

The location of a property is a key factor in prompting a buyer to purchase it. Location encompasses many aspects such as road frontage, access, traffic count, proximity to other competing properties, proximity to a market that will use the goods and services housed in a property, governmental influences, et cetera.

Typically, properties in a neighborhood share some of the same locational characteristics such as age, condition, and style. However, there may be differences such as corner location, view, and zoning, to name a few. Properties of a similar type may be in different locations, yet the locations may share enough similarities to justify comparison. Factors of similarity between locations include average daily traffic counts, zoning and/or land use, and market composition.

(Continued)

LAND VALUATION

(Continued)

All of the sales are located on or near Federal Highway in Boynton Beach. Sale 1 is the farthest north, in the Community Redevelopment Area (CRA) Federal Highway District North. Sales 2, 3, 4 and 5 are in the CRA Downtown District. No. 6 is just to the south of No. 5 in the CRA Federal Highway South district. Zoning for Land Sale 1 is "C-4", General Commercial. Zoning for Sales 2, 3, 4 and 5 is "C-3", Community Commercial; No. 6 is zoned "C-1", Office Professional. The appraised parcel is in the Downtown District, with a future land use of mixed use medium intensity. Current zoning is "CBD", Central Business District, though at the north end of that category. As development moves north and south of downtown's central core, the appraised land along with Land Sales 2, 3, 4 and 5 should be in the next wave of projects. Of course, assemblages have to be accomplished to have sufficient land area for such endeavors.

The locational characteristics of the land under appraisal put its unit value in the upper end of the range of the sale unit prices.

Physical Characteristics

Physical characteristics to be considered for adjustments are those that cause a difference in price to be paid by the market. A wide range of such items includes land size, shape, frontage, topography, view, access, functional utility, et cetera. Adjustments for physical characteristics are best derived from the market by paired sales comparison.

Through the process of searching for comparable sales, the physical characteristics are of great import. From the universe of possible comparable sales, those that are most similar to the site appraised are presented in the report for analysis and comparison to the subject. The less the number of physical differences, the better.

Land size for the subject is 4,700 square feet, smallest in the data set. The most similar property for size is No. 1 containing 6,033 square feet. Both are small for stand-alone buildings. The other sales range in size from 15,460 to 52,507 square feet. There does not appear to be a direct relationship between parcel size and price per square foot. Assemblage and redevelopment of the sites are more significant factors that influence price.

The appraised property is has an old improvement on it, as does Nos. 1, 2 and 4. The grantees of these properties will pay for the demolition and removal of the old improvements as part of the development process for new improvements on the sites. There could be some salvage value to off-set the cost of demolition. Cost for demolition and removal of the old improvements are not adjusted for in this valuation.

Use

For sites to be comparable, they should have similar uses. Future uses for the subject and sales could be smaller commercial buildings, but will more probably be larger mixed use projects when they are assembled with adjacent properties. No adjustment is called for this element of comparison.

(Continued)

LAND VALUATION

(Continued)

FINAL VALUE OPINION

Following is a summary of the square foot unit sale prices for the six sales:

<u>Land Sale</u>	<u>Sale Price per Square Foot</u>
1	\$28.18
2	\$28.69
3	\$23.81
4	\$28.30
5	\$22.00
6	\$24.91

Land Sale 1 is in the north end of the general subject market area. Land Sales 2, 3 and 4 appear to be part of an on-going assemblage just to the south of downtown Boynton Beach. Land Sales 5 and 6 are on the south end of the Federal Highway corridor in the city. The range of unit prices is from \$22.00 to \$28.69 per square foot of land, with the prices having been influenced by a number of factors.

The site concerned has a corner location, but no median break on Federal Highway. It is closer to the core of downtown than Land Sales 1, 5 and 6. The price trend is upward as new projects are coming to fruition as discussed. Considering the characteristics of the land under appraisal and the foregoing discussion, the unit value for the subject is in the upper end of the range of the unit sale prices at \$28.00 per square foot.

The quantity of the comparable data is sufficient to have an overview of the market for land in on or near the Federal Highway corridor in the city of Boynton Beach. The quality of the data is good in that it provides a sound basis to develop an opinion of value for the land under appraisal. Based on the analysis and conclusions presented within the report, it is our opinion that the Market Value of the Fee Simple Estate of the Subject Property as of February 23, 2018 is:

\$28.00/sq.ft. of land x 4,700 square feet of land = **\$131,600**

ONE HUNDRED THIRTY-ONE THOUSAND SIX HUNDRED DOLLARS

CERTIFICATION

I certify that, to the best of my knowledge and belief, the statements contained in this report are true and correct.

The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions. I have no present or prospective interest in the property that is the subject of this report, and I have no bias or personal interest with the parties involved.

The appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this report. I appraised the property on March 8, 2017.

The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute. The analyses, opinions and conclusions were also developed and the report prepared in conformity with the Uniform Standards of Professional Appraisal Practice, which is included in the Appraisal Institute's Standards, and Chapter 475, Part II F.S.

The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives. The use of this report is (*also*) subject to the requirements of the State of Florida relating to review by the Florida Real Estate Appraisal Board.

I have visited the exterior of the property that is the subject of this report on January 25, 2018.

Jesse B. Vance, Jr. and Claudia Vance are responsible for the analyses, conclusions and opinions concerning real estate set forth in this report. No one else has provided significant professional service to the persons signing this report.

The Appraisal Institute and the American Society of Appraisers each conduct programs of continuing education for their designated members. As of the date of this report, Jesse B. Vance, Jr. and Claudia Vance have completed the requirements of the continuing education program of the Appraisal Institute. Continuing educational requirements are also completed for the American Society of Appraisers and the State of Florida.



February 23, 2018

Jesse B. Vance, Jr., MAI, SRA, ASA
Florida State-Certified General Real Estate Appraiser No. RZ-85



February 23, 2018

Claudia Vance, MAI
Florida State-Certified General Real Estate Appraiser No. RZ-173

CERTIFICATION AND LIMITING CONDITIONS

The statements and conclusions contained in this report, subject to the limiting conditions hereafter cited, are correct to the best of the writers' knowledge.

1. The undersigned have personally visited the subject of this report. No pertinent information has been knowingly withheld.
2. Unless specifically included, the subject is analyzed as though free and clear of liens and encumbrances.
3. No responsibility is assumed for legal matters, nor is an opinion of title rendered. Title is assumed to be good and held in Fee Simple.
4. Legal descriptions and property dimensions have been furnished by others; no responsibility for their correctness is assumed. Sketches which may be in the report are for illustrative purposes only.
5. Possession of any copy of this report does not carry with it the right of publication, duplication, or advertising using the writers' names or professional designations or membership organizations.
6. The writers are not required to testify without prior agreement.
7. Neither the employment to make this appraisal nor compensation therefore is contingent on the value reported.
8. Improvements, if any, are those noted and reported on the date of inspection.
9. The value or values estimated apply ONLY as of the date of valuation stated within the report.
10. The writers certify that they have no present, past or contemplated interest in the subject of this report.
11. This report is the property of the indicated client. It may not be used by any other party for any purpose not consistent with the written function of this report without the express written consent of the writers AND client.
12. The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Practice and Conduct of the Appraisal Institute. The work also conforms to the Uniform Standards of Professional Appraisal Practice.
13. The existence of potentially hazardous material used in the construction or maintenance of buildings, such as the presence of urea formaldehyde foam insulation, and/or existence of toxic waste, which may or may not be present on the property, has not been considered. Additionally, soil or sub-soil contamination may exist from current or prior users, or users outside the property concerned. The appraisers are not qualified to detect such substances. We urge the client to retain an expert in this field if desired.
14. The appraisers have not been provided a Habitat Survey, Endangered Species Survey, or analysis by a qualified environmental specialist indicating the presence of or proximity to environmentally sensitive and/or protected land or species which could affect the use, and possibly, value of the appraised property. The appraisers are not qualified to identify these factors. We recommend that an expert be hired where there may be reasonable cause to expect the presence of any of the cited elements.
15. Jesse B. Vance, Jr. and Claudia Vance were responsible for the analyses, conclusions, and opinions of real estate set forth in this report. (No one else provided significant professional assistance to the report signers).
16. The Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property would reveal that the property is not in compliance with one or more of the requirements of the act, which could reduce property value.
17. Prospective value estimates are based on current conditions and trends. The appraisers cannot be held responsible for unforeseeable events that might alter market conditions upon which market value has been estimated.
18. The appraisers certify that they have the knowledge and experience required to perform this appraisal assignment.
19. The appraiser reserves the right to amend or change this report at any time additional market information is obtained which would significantly affect the value opinion.



Jesse B. Vance, Jr., MAI, SRA, ASA

State-Certified General Real Estate Appraiser No. RZ 85 February 23, 2018



Claudia Vance, MAI

State-Certified General Real Estate Appraiser No. RZ 173 February 23, 2018

ADDENDA



Prepared by and return to:

George W. Mathews, III
Vice President

First Priority Title Company
1325 South Congress Avenue Suite 104
Boynton Beach, FL 33426
561-738-1370

File Number: 12-1103-NC
Will Call No. 13MP

CFN 20130142667

OR BK 25904 PG 1678

RECORDED 03/27/2013 17:05:48

Palm Beach County, Florida

AMT 200,000.00

Doc Stamp 1,400.00

Sharon R. Bock, CLERK & COMPTROLLER

Pgs 1678 - 1679; (2pgs)

Parcel Identification No. 08-43-45-21-26-004-0010

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 12th day of **March, 2013** between **James R. Hudson, a single man** whose post office address is **3921 W. Cherry St., Tampa, FL 33607** of the County of **Hillsborough**, State of **Florida**, grantor*, and **FBDC, LLC, a Florida Limited Liability Company** whose post office address is **4220 75th street West, Bradenton, FL 34209** of the County of **Manatee**, State of **Florida**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Palm Beach County, Florida**, to-wit:

Parcel 1: Lots 1 and 4, Less the East 35 feet thereof, Block 4, ROBERT ADDITION TO TOWN OF BOYNTON, according to the plat thereof, as recorded in Plat Book 1, Page 51, of the Public Records of Palm Beach County, Florida.

Parcel 2: The East 34.5 feet of Lot 2 and the East 32 feet of the North 25 feet of Lot 3, Block 4, ROBERT ADDITION TO TOWN OF BOYNTON, according to the plat thereof, as recorded in Plat Book 1, Page 51, of the Public Records of Palm Beach County, Florida.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

DoubleTime®

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: THOMAS F. CINEHART

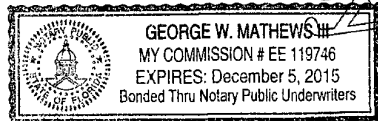
Witness Name: George W. Mathews

James R. Hudson (Seal)
James R. Hudson

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me this 13th day of March, 2013 by James R. Hudson, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: _____

My Commission Expires: _____

E. *CBD Central Business District.*

1. General. The purpose of the CBD zoning district is to implement the mixed use (MX) and mixed use core (MX-C) future land use map (FLUM) classification of the Comprehensive Plan. The intent of this conventional district is to provide a highly visible community focal point integrating office, retail, and residential uses concentrated in the historic downtown and marina district. In addition, this district is considered the predecessor to the urban mixed use zoning districts, particularly, the mixed use-high intensity district. The uses allowed in the central business district are intended to serve the entire community, create a high volume of pedestrian activity, provide business, recreation, and residential opportunities, and maximize the potential of the waterfront.

2. Use(s) Allowed. See "Use Matrix Table 3-28" in [Chapter 3, Article IV, Section 3.D.](#)

3. Building and Site Regulations (Table 3-18). No building or portion thereof shall be erected, constructed, converted, established, altered, enlarged, or used unless the premises and buildings shall comply with the following regulations:

□

BUILDING/SITE REGULATIONS CBD District	
Minimum lot area:	15,000 s.f.
Minimum lot frontage:	75 feet
Minimum lot depth:	100 feet
Minimum yard setbacks:	
Front:	0 feet
Rear:	20 feet ¹
Interior side:	0 feet
Corner side:	8 feet ²
Waterfront yard (from navigable water):	8 feet ³
Minimum living area:	750 s.f.
Maximum lot coverage:	75%
Parking garages:	85%
Maximum Floor Area Ratio (FAR)	N/A
Maximum structure height:	45 feet ⁴

¹ Where rear property line abuts a public street or alley, rear yard setback may be reduced to eight (8) feet at first floor level, in which case, no setback shall be required at all other floor levels.

² Eight (8) feet is require at first floor level. No setback shall be required at all other floor levels.

³ Waterfront setbacks shall be measured from the property where the body of water is under different ownership than the subject property line; however, setbacks are measured from the mean high water line if the body of water is under the same ownership as the subject property.

⁴ Forty-five (45) feet, not to exceed four (4) stories. The maximum building height shall be forty-five (45) feet, except for buildings which contain a mix of uses (residential in combination with non-residential uses). In these instances, the maximum building height may be increased to one hundred (100) feet, but contingent upon conditional use approval. Mechanical equipment which exclusively serves the structure shall not be included in the calculations of height.

4. Review and Approval Process. All development and redevelopment shall require site plan approval in accordance with [Chapter 2, Article II, Section 2.F.](#) prior to application for building permit.

5. Parking.

a. General Requirements. Required off-street parking is regulated in accordance with [Chapter 4, Article V](#), Minimum Off-Street Parking Requirements.

b. Specific for CBD District. As required by [Chapter 4, Article V](#), Section 3.E. The CBD district contains additional standards relative to location and appearance of off-street parking facilities. Refer to [Chapter 4, Article III, Section 3.C.](#) for these additional development standards.

6. Miscellaneous.

a. Building Location and Massing. See [Chapter 4, Article III, Section 3.H.](#) for additional regulations pertaining to mixed use developments.

b. Shade and Shelter. See [Chapter 4, Article III, Section 3.H.](#) for additional regulations pertaining to mixed use developments.

SUMMARY OF 2018 – 2019 USPAP (Uniform Standards of Professional Appraisal Practice)

Standard Rule 2: Real Property Appraisal, Reporting

In reporting the results of a real property appraisal, an appraiser must communicate each analysis, opinion, and conclusion in a manner that is not misleading. STANDARD 2 addresses the content and level of information required in a report that communicates the results of the real property appraisal. STANDARD 2 does not dictate the form, format, or style of real property appraisal reports. The form, format, and style of the report are functions of the needs of intended users and appraisers. The substantive content of a report determines its compliance.

STANDARDS RULE 2-1

Each written or oral real property appraisal report must:

- (a) clearly and accurately set forth the appraisal in the manner that will not be misleading;*
- (b) contain sufficient information to enable the intended users of the appraisal to understand the report properly; and*
- (c) clearly and accurately disclose all assumptions, extraordinary assumptions, hypothetical conditions, and limiting conditions used in the assignment.*

STANDARDS RULE 2-2(a)

Each written rental property appraisal report must be prepared under one of the following options and prominently state which option is used: Appraisal Report or Restricted Appraisal Report.

The content of an Appraisal Report must be consistent with the Intended Use of the appraisal and, at a minimum:

- (i) state the identity of the client, unless the client has specifically requested otherwise; state the identity of any intended users by name or type;*
- (ii) state the intended use of the appraisal;*
- (iii) summarize information sufficient to identify the real estate involved in the appraisal, including the physical, legal, and economic property characteristics relevant to the assignment;*
- (iv) state the real property interest appraised;*
- (v) state the type and definition of value and cite the source of the definition;*
- (vi) state the effective date of the appraisal and the date of the report;*
- (vii) summarize the scope of work used to develop the appraisal;*
- (viii) summarize the information analyzed, the appraisal methods and techniques employed, and the reasoning that supports the analyses, opinions, and conclusions; exclusion of the sales comparison approach, cost approach or income approach must be explained;*
- (ix) state the use of the real estate existing as of the date of value in the use of the real estate reflected in the appraisal;*
- (x) when an opinion of highest and best use was developed by the appraiser, summarize the support and rationale for that opinion;*
- (xi) clearly and conspicuously:
state all extraordinary assumptions and hypothetical conditions; and
state that their use might have affected the assignment results; and*
- (xii) include a signed certification in accordance with Standards Rule 2-3.*

475.611 Florida Statutes: Definitions.--

(1) As used in this part, the term:

- (a) "Appraisal" or "appraisal services" means the services provided by certified or licensed appraisers or registered trainee appraisers, and includes:
 - 1. "Appraisal assignment" denotes an engagement for which a person is employed or retained to act, or could be perceived by third parties or the public as acting, as an agent or a disinterested third party in rendering an unbiased analysis, opinion, review, or conclusion relating to the nature, quality, value, or utility of specified interests in, or aspects of, identified real property.
 - 2. "Analysis assignment" denotes appraisal services that relate to the employer's or client's individual needs or investment objectives and includes specialized marketing, financing, and feasibility studies as well as analyses, opinions, and conclusions given in connection with activities such as real estate brokerage, mortgage banking, real estate counseling, or real estate consulting.
 - 3. "Appraisal review assignment" denotes an engagement for which an appraiser is employed or retained to develop and communicate an opinion about the quality of another appraiser's appraisal, appraisal report, or work. An appraisal review may or may not contain the reviewing appraiser's opinion of value.
- (b) "Appraisal Foundation" or "foundation" means the Appraisal Foundation established on November 20, 1987, as a not-for-profit corporation under the laws of Illinois.
- (c) "Appraisal report" means any communication, written or oral, of an appraisal, appraisal review, appraisal consulting service, analysis, opinion, or conclusion relating to the nature, quality, value, or utility of a specified interest in, or aspect of, identified real property, and includes any report communicating an appraisal analysis, opinion, or conclusion of value, regardless of title. However, in order to be recognized in a federally related transaction, an appraisal report must be written.
- (d) "Appraisal review" means the act or process of developing and communicating an opinion about the quality of another appraiser's appraisal, appraisal report, or work.
- (e) "Appraisal subcommittee" means the designees of the heads of the federal financial institutions regulatory agencies established by the Federal Financial Institutions Examination Council Act of 1978 (12 U.S.C. ss. 3301 et seq.), as amended.
- (f) "Appraiser" means any person who is a registered trainee real estate appraiser, licensed real estate appraiser, or a certified real estate appraiser.

An appraiser renders a professional service and is a professional within the meaning of s. 95.11(4)(a).
- (g) "Board" means the Florida Real Estate Appraisal Board established under this section.
- (h) "Certified general appraiser" means a person who is certified by the department as qualified to issue appraisal reports for any type of real property.
- (i) "Certified residential appraiser" means a person who is certified by the department as qualified to issue appraisal reports for residential real property of one to four residential units, without regard to transaction value or complexity, or real property as may be authorized by federal regulation.
- (j) "Department" means the Department of Business and Professional Regulation.



Jesse B. Vance, Jr., MAI, SRA, ASA, MBA

Appraiser · Real Estate Analyst · Reviewer · Expert Witness

Vance Real Estate Service · 7481 NW 4 Street · Plantation · Florida · 33317

Office: 954-583-2116; Cell: 954-610-2423; Email: vanceval@comcast.net

Web Page: www.vancerealestateservice.com

Vance Real Estate Service is a Veteran-Owned Small Business (VOSB) and Florida Certified SDVBE Minority Business Enterprise specializing in personalized real estate valuation services in Florida for over 35 years. Currently registered in "SAM" (U.S. Government System for Award Management – DUNS 826494957). Designated appraisers perform the appraisal work, no trainees. Jesse B. Vance, Jr., MAI, SRA, ASA, MBA and Claudia Vance, MAI are qualified as expert witnesses for eminent domain, bankruptcies, deficiency judgments, marriage dissolution, and estate valuations. Our firm values most types of real property interests for sale, mortgage loans, litigation and investment reasonably, timely and professionally. As licensed real estate brokers, we perform most other real property functions. We also do "Valuations for Financial Reporting."

PROFESSIONAL QUALIFICATIONS

A) PROFESSIONAL DESIGNATIONS/ DEGREES/ LICENSES & CERTIFICATIONS

MAI DESIGNATION - APPRAISAL INSTITUTE/Life Member No. 8781

SRA DESIGNATION - APPRAISAL INSTITUTE/Life Member No. 8781

ASA DESIGNATION - AMERICAN SOCIETY OF APPRAISERS (RE-Urban) #003439

MBA DEGREE - REAL ESTATE MANAGEMENT AND DEVELOPMENT

STATE-CERTIFIED GENERAL REAL ESTATE APPRAISER #RZ-85 (Florida)

FLORIDA STATE LICENSED REAL ESTATE BROKER NO. BK. 91050

REGISTERED VETERAN-OWNED SMALL BUSINESS (CCR/Duns 826494957)

FLORIDA CERTIFIED SDVBE BUSINESS ENTERPRISE (Minority Business Enterprise - MBE)

FLORIDA "D.E.P." APPROVED APPRAISER

Currently registered in "SAM" (U.S. Government System for Award Management).

B) QUALIFIED AS AN EXPERT WITNESS IN REAL ESTATE VALUATION

1. U.S. Court of Appeals, Eleventh Circuit
2. U.S. District Court, Southern District of South Florida
3. U.S. District Court, New Jersey
4. U.S. Bankruptcy Court, Southern District of Florida
5. U.S. Bankruptcy Court, District of New Jersey
6. U.S. Bankruptcy Court, Western (Pittsburgh) Division of Pennsylvania
7. Florida Circuit Courts: Broward, Dade, Palm Beach, Lee, Collier, Martin, and Okeechobee Counties
8. Appraiser on landmark eminent domain cases: TESSLER, NESS TRAILER PARK, PATEL, SIMPSON v. FILLICHIO, RUBANO, PALM BEACH COUNTY (FL) vs. COVE CLUB INVESTORS, LTD.

C) EXPERIENCE Over thirty-five (35) years appraising and analyzing real property interests in South Florida.

Partial list: RESIDENCES, RESTAURANTS/BARS, APARTMENT BUILDINGS, OFFICE BUILDINGS, HOTELS/MOTELS, CHURCHES, CONDOMINIUMS/COOPS, HOSPITALS & NURSING HOMES, VACANT LAND, GOLF COURSES, GOLF CLUBS, GASOLINE SERVICE STATIONS, MARINAS, TRAILER PARKS, SHOPPING CENTERS, BANKS/THRIFT INSTITUTIONS, BOWLING ALLEYS, P.U.D.'S, INDUSTRIAL BUILDINGS, TIME-SHARE DEVELOPMENTS, ROCK PITS, SCHOOLS, AGRICULTURAL PROPERTIES, WATER MANAGEMENT DISTRICT, MARKETABILITY, FEASIBILITY ANALYSES, INVESTMENT ANALYSES, AUTO SALES FACILITIES, LEASE VALUATIONS, TAX & ASSESSMENT APPEALS, CONDEMNATION, EXPERT WITNESS (Member National Forensic Center), BUSINESS ENTERPRISE VALUATIONS (BEV), (VFR) VALUATION FOR FINANCIAL REPORTING, AVIGATION & CLEARANCE EASEMENTS, ESTATES, DIVORCES, PLANNING/LAND USE STUDIES, HIGHEST & BEST USE ANALYSES, DEPRECIATION ANALYSES, COMPONENT APPRAISALS, ENVIRONMENTALLY SENSITIVE LAND, CONTAMINATED PROPERTIES, SUGARCANE & TURFGRASS LAND, DAY CARE CENTERS, SELF-STORAGE FACILITIES, FUNERAL HOMES, ANIMAL HOSPITALS, SUBMERGED LAND, CITY CENTERS, etc.

D) PARTIAL LIST OF CLIENTS

PRIVATE INDIVIDUALS AND CORPORATIONS, ATTORNEYS, ACCOUNTANTS, TRUST DEPARTMENTS, **COMMERCIAL BANKS**: Wells Fargo; BankAtlantic; SunTrust; American National Bank; Landmark Bank; City National Bank; BankUnited; Gateway American Bank; State Farm Bank; Englewood Bank & Trust; SAVINGS & LOANS, INSURANCE COMPANIES, REAL ESTATE INVESTMENT TRUSTS, & REAL ESTATE TRANSFER COMPANIES, TITLE INSURANCE COMPANIES; **FLORIDA CITIES**: FORT LAUDERDALE, PLANTATION, COOPER CITY, TAMARAC, LAUDERHILL, BOCA RATON, DEERFIELD BEACH, OAKLAND PARK, WILTON MANORS, HOLLYWOOD, WEST PALM BEACH, DELRAY BEACH, HALLANDALE, PEMBROKE PINES, COOPER CITY, TOWN OF DAVIE, TOWN OF SOUTHWEST RANCHES, MIRAMAR. **FLORIDA COUNTIES**: BROWARD, PALM BEACH, COLLIER, OKEECHOBEE; BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS; OKEECHOBEE BOARD OF COUNTY COMMISSIONERS. **SCHOOL BOARD OF BROWARD COUNTY, FLORIDA**, **BROWARD COUNTY HOUSING AUTHORITY**, **STATE OF FLORIDA** DEPARTMENT OF TRANSPORTATION (DOT); **STATE OF FLORIDA** DIVISION OF GENERAL SERVICES(GSA); N. BROWARD GENERAL HOSPITAL DISTRICT; **STATE OF FLORIDA** DEPARTMENT OF ENVIRONMENTAL PROTECTION (**Approved Vendor**); **U.S. TREASURY DEPARTMENT** (General Counsel, I.R.S.); **U.S. MARSHAL'S SERVICE** – **U.S. ATTORNEY'S OFFICE** CENTRAL DIVISION – U.S. Dept. of Justice; **VETERANS ADMINISTRATION**

E) EDUCATIONAL BACKGROUND - (Partial List)

BACHELOR OF ARTS - Earlham College, Richmond, Indiana (1954)

MBA (Nova University) - Real Estate Management & Development (National Dean's List 1991)

Course 1 (AIREA) - Basic Principles of Appraising
 Course 2 (AIREA) - Urban Property Valuation (Income)
 Course 4 (AIREA) - Condemnation Appraising
 Course 6 (AIREA) - Income Capitalization & Analysis
 Course 101 (SREA) - Introduction to Appraising
 Course 201 (SREA) - Income Property Valuation, Theory
 Course 202 (SREA) - Applied Income Property Valuation
 Course 301 (SREA) - Applications/Appraisal Analysis
 Symposium (SREA) - Market Analysis, 1978, Virginia
 Symposium (SREA) - Market Analysis, 1979, Arizona
 Symposium (SREA) - Market Analysis, 1980, South Carolina
 Symposium (SREA) - Market Analysis, 1981, Tennessee
 Symposium (SREA) - Market Analysis, 1982, New Mexico
 Symposium (SREA) - Market Analysis, 1983, Pennsylvania
 Symposium (SREA) - Market Analysis, 1984, Georgia
 Symposium (SREA) - Market Analysis, 1985, Vancouver, B.C.
 Symposium (SREA) - Market Analysis, 1986, New Jersey
 Clinic (SREA) - #201 Instructor, 1987, U. of Illinois
 Clinic (SREA) - #201 Instructor, 1988, Illinois
 Seminar (SREA) - Professional Practice, 1988, Florida
 Symposium (SREA) - Market Analysis, 1988, California
 Symposium (SREA) - Market Analysis, 1989, Minnesota

MBA Graduate School Courses: 1990 – 1991

Successfully completed the following graduate school courses:

- | | |
|--|--|
| - "Regulation of Real Estate Development" | - "Real Properties Management" |
| - "Legal Issues In Real Estate" | - "Market Analysis and Site Selection" |
| - "Organizational Behavior and Management" | - "Human Resource Management" |
| - "Real Estate Economics" | - "R. E. Finance: Instruments, Institutions & Investment Analysis" |
| - "Urban Infrastructure & Environmental Analysis" | - "Real Estate Accounting" |
| - "Marketing Management for Real Estate" | - "Commercial Real Estate Lending" |
| - "Construction Technology and the Building Development Process" | |

SEMINAR (AI) - Cost Approach (1992/Boston)
 SEMINAR (AI) - Rates & Ratios (1992/Boston)
 SEMINAR (AI) - International Appraising (1992/Boston)
 SEMINAR (AI) - Litigation Valuation/Mock Trial (1993)
 SEMINAR (AI) - ADA ACT (1993/Reno)
 SEMINAR (AI) - Hotel Valuation (1993)
 SEMINAR (AI) - Income Capitalization, Methods (1993)
 SEMINAR (AI) - Powerlines/Electromagnetic Radiation (1994)
 SEMINAR (AI) - Verifying Market Data (1994)
 SEMINAR (AI) - Market Studies for Appraisals (1994)
 SEMINAR (AI) - Florida Appraiser Core Law (USPAP/1994)

E) EDUCATIONAL BACKGROUND - (Partial List, continued)

- SEMINAR (AI) - Limited Appraisals & Reports (USPAP/1994)
- SEMINAR (AI) - Public Safety & Property Values (1995)
- SEMINAR (AI) - Outparcel Valuation (1995)
- SEMINAR (AI) - Computer Technology Video Conference (1995)
- SEMINAR (AI) - The Internet & the Appraiser (1996)
- SEMINAR (AI) - Florida Commercial Construction (1996)
- SEMINAR (AI) - Real Property Rights in Florida (1996)
- COURSE (AI) - USPAP & Florida Real Estate Core Law (1996)
- SEMINAR (AI) - Valuation of Trees (1997)
- 3-DAY COURSE - Environmental Permitting/Mitigation/Mitigation Banking/Contamination Risk Management-
Liability/Wetlands/ Hazardous Wastes/Lender Liability (1997/Marco Beach, FL)
- SEMINAR (AI) - Valuation of Transferable Development Rights [TDR's] (1997)
- COURSE (AI) - Standards of Professional Practice, Part C, 15 hour Course #430 (1997)
- SEMINAR (AI) - Non-Conforming Uses (1998)
- SEMINAR (AI) - The Impact of Contamination on Real Estate Value (1998)
- COURSE (AI) - USPAP & Florida Real Estate Core Law (1998)
- SEMINAR (AI) - Econometrics/Statistical Valuation Methods (1999)
- COURSE (AI) - 14 Hour (2-day) Advanced Spreadsheet Modeling for Valuation Applications
- SEMINAR (AI) - Globalization of Real Estate/What U.S. Appraisers Need to Know (1999)
- SEMINAR (AI) - The Role of the Appraiser in Alternative Dispute Resolution (Mediation/Arbitration) (1999)
- SEMINAR (AI) - Technology Forum Part II/Intermediate (1999)
- SEMINAR (AI) - Client Satisfaction/Retention/Development (1999)
- SEMINAR (AI) - Attacking and Defending an Appraisal (1999)
- SEMINAR (AI) - Federal Appraisal Requirements ("Yellow Book") (2000)
- SEMINAR (AI) - Regression Analysis in Appraisal Practice: Concepts & Applications (2000)
- SEMINAR (AI) - Analyzing Income Producing Properties (2000)
- SEMINAR (ATIF) - 1031 Tax Deferred Exchanges (2000)
- COURSE (AI) - USPAP & Florida Real Estate Core Law (2000)
- SEMINAR (AI) - Mediation & Alternate Dispute Resolution Seminar (2001)
- SEMINAR (AI) - State of the Appraisal Profession (2001)
- 2-Day SEMINAR - Eminent Domain, by CLE International, Tampa, Florida (2001)
- SEMINAR (AI) - Ad Valorem Assessment Process in Florida (2002)
- SEMINAR (AI) - Role of Real Estate Appraisers in Bankruptcy Proceedings (2002)
- SEMINAR (AI) - Appraisers & the Gramm-Leach-Bliley Federal Privacy Act (2002)
- SEMINAR (AI) - How to Appraise the Ugly House (2002)
- COURSE (AI) - 2-Day Course #430, Standards of Professional Practice, Part C (2002)
- SEMINAR (AI) - Market Trends for 2003 (2003)
- SEMINAR (AI) - Update on Code of Professional Ethics (2003)
- PANEL (AI) - Moderator "Industry, Consumer & Congressional Views on Predatory Lending" D.C. (2003)
- SEMINAR (AI) - Florida State Law for Real Estate Appraisers (2003)
- SEMINAR (AI) - Appraisal Agreements (2003)
- SEMINAR (AI) - Analyzing Distressed Real Estate (2004)
- SEMINAR (AI) - Valuation for Financial Reporting Purposes (2004)
- SEMINAR (AI) - 7 Hour National USPAP Update Course #1400 (2004)
- SEMINAR (AI) - Inverse Condemnation (2004)
- SEMINAR (AI) - Appraiser Independence in the Loan Process (2004)
- SUMMIT (AI) - Moderator at 2-day Appraisal Summit in Washington, D.C. (12/2004)
- SEMINAR (AI) - Loss Prevention Program for Real Estate Appraisers (2005)
- SEMINAR (AI) - Valuation of Wetlands (7/2005)
- SEMINAR (AI) - Tri-County Residential Symposium (8/2005)
- SEMINAR (AI) - "Cool Tools" Internet Resources and Use for Valuation (2/2006)
- SEMINAR (AI) - FREAB 7-Hour National USPAP Update (5/2006)
- SEMINAR (AI) - FREAB 3-Hour Florida State Law for Real Estate Appraisers (5/2006)
- SEMINAR (AI) - USPAP Scope of Work & New Requirements (8/2006)
- SEMINAR (AI) - USPAP Reappraising, Readdressing & Reassigning Appraisal Reports (2/2007)
- SEMINAR (AI) - AI Summary Appraisal Report/Residential (4/07)
- COURSE (Fla.) - 14-Hour Continuing Education (including 3-Hour Florida Core Law) (7/2007)
- SEMINAR (AI) - Real Estate Fraud: Appraisers Beware! (8/2007)
- SEMINAR (AI) - Florida Law for Real Estate Appraisers (11/2007)
- COURSE (AI) - Business Practices and Ethics – 8 hours (12/2007)
- SEMINAR (AI) - Supervisor Trainee Roles and Rules (2/2008)
- SEMINAR (AI) - 7 Hour National USPAP (4/2008)
- SEMINAR (AI) - USPAP Hypothetical Conditions & Extraordinary Assumptions (5/2008)
- SEMINAR (AI) - Litigation Skills for the Appraiser – 7-Hour Seminar (9/2008)
- SEMINAR (AI) - Public Sector Appraising (2/2009)

E) EDUCATIONAL BACKGROUND - (Partial List, continued)

- WEBINAR (AI) - Develop an Effective Marketing Plan (3/2009)
- SEMINAR (AI) - Inspecting the Residential “Green House” (4/2009)
- SEMINAR (AI) - Property Tax Assessment (5/2010)
- SEMINAR (AI) - Supervisor Trainee Roles and Rules (7/2010)
- SEMINAR (AI) - Florida Law for Real Estate Appraisers (7/2010)
- SEMINAR (AI) - 7-Hour Introduction to Valuation for Financial Reporting – Chicago (5/2009)
- SEMINAR (AI) - Government Regulations & Their Effect on R.E. Appraising (8/2009)
- SEMINAR (AI) - R.E.Market: How We Got Here, Where We Are, Where We’re Going (10/2009)
- SEMINAR (AI) - 7 Hour National USPAP Update Course (10/1/2010)
- COURSE (AI) - 7 Hour Introduction to Conservation Easement Valuation (12/10/2010)
- SEMINAR (AI) - The Real Estate Market (2/18/2011)
- COURSE (AI) - 16 Hours Uniform Appraisal Standards for Federal Land Acquisitions (“Yellow Book”) (2/25-26/2011)
- WEBINAR (AI) - Real Estate Industry Perspectives on Lease Accounting (4/7/2011)
- COURSE (AI) - 15 Hour Appraisal Curriculum Overview (5/19-20/2011)
- WEBINAR (AI) - 2-hour Investment Property Accounting Standards (6/8/2011)
- SEMINAR (AI) - 3 Hour Spotlight on USPAP – Agreement for Services (7/15/2011)
- COURSE (AI) - 14 Hours (2-day) Advanced Excel Spreadsheet Modeling for Valuation Applications (9/22 & 9/23/2011)
- SEMINAR (AI) - Trial Components (11/4/11)
- SEMINAR (AI) - Lessons from the Old Economy Working in the New (1/20/2012)
- 7-Hour USPAP - National USPAP Update (3/9/2012)
- 3-Hour Fla. Law - State Law Update (3/9/2012)
- SEMINAR (AI) - Appraisal Review for General Appraisers (4/12/2012)
- SEMINAR (AI) - Land Valuation (4/20/2012)
- SEMINAR (AI) - The Valuation of Warehouses (6/22/2012)
- SEMINAR (AI) - Town Hall Meeting: 2012 Appraisal Institute Forum (7/12/2012)
- SEMINAR (AI) - IRS Valuation (7/19/2012)
- SEMINAR (AI) - 7 Hour Business Practices and Ethics Course (12/7/2012)
- SEMINAR (AI) - Real Estate Forecast 2013 (1/25/2013)
- COURSE (AI) - 7 Hour Advanced Marketability Studies (5/6/2013)
- SEMINAR (AI) - Developing a Supportable Workfile (11/15/2013)
- SEMINAR (AI) - Florida Appraisal Law Course (2/7/2014)
- SEMINAR (AI) - Liability Issues for Appraisers performing Litigation & Non-Lending Work (2/24/2014)
- COURSE (AI) - 7 Hour National USPAP Update Course (4/25/2014)
- SEMINAR (AI) - Economic Conditions (5/16/2014)
- SEMINAR (AI) - Fundamentals of Going Concerns (7/16/2014)
- SEMINAR (AI) - Litigation Assignments for Residential Appraisers (7/24/2014)
- SEMINAR (AI) - Economic Engines of Miami-Dade County, Florida (1/23/2015)
- SEMINAR (AI) - Economic Engines Driving Broward County, Florida (5/15/2015)
- 3-Hour Fla.Law - Florida Real Estate Broker 14-hour Continuing Education Course (incl. 3 hour core law) with exam (9/2015)
- SEMINAR (AI) - Drone Technology & its Effect on Real Estate Valuations (11/2015)
- SEMINAR (AI) - Loss Prevention for Real Estate Appraisers (1/22/2016)
- COURSE (AI) - 7-Hour National USPAP Update Course (4/22/2016)
- SEMINAR (AI) - 3-Hour Florida Appraisal Law (4/22/2016)
- SEMINAR (AI) - 4-Hour Appraisals in the Banking Environment (5/6/2016)
- SEMINAR (AI) - Appraising the Tough One: Mixed Use Properties (8/19/2016)
- SEMINAR (AI) - 4-Hour Business Practices & Ethics (12/02/2016) 5-Year Requirement
- WEBINAR (AI) - 2-Hour Yellow Book Changes – Overview for Appraisers (1/11/2017)
- SEMINAR (AI) - 3-Hours Economic Engines Driving Broward County in 2017 (1/27/2017)
- COURSE (AI) - 7-Hours: Introduction to Green Buildings Principles & Concepts (2/24/2017)
- COURSE (AI) - 4 Hours: Another View of the Tough One: Sales Comparison Approach for Mixed-Use Properties (5/19/2017)
- SEMINAR (AI) - 4 Hours: Appraising for Federal Office of Valuation Services & Yellow Book Review (8/18/2017)
- COURSE (BR) - 14 Hours Real Estate Continuing Education, including 3-Hour Florida Real Estate Core Law (9/13/2017)
- COURSE (AI) - 4-Hours: 2-4 Unit Small Residential Income Property Appraisals (11/3/2017)
- COURSE (AI) - 15 Hours “Yellow Book” Uniform Appraisal Standards for Federal Land Acquisitions – Passed Exam (11/10/2017)
- SEMINAR (AI) - 3 Hours “Hot Topics and Myths in Appraiser Liability” (1/26/2018)
- COURSE (AI) - 7-Hour National USPAP Update Course (2/9/2018)
- SEMINAR (AI) - 3 hours Florida Appraisal Law (2/9/2018)

F) APPRAISAL TEACHING EXPERIENCE

Licensed by the Florida Department of Education to Teach (Certificate No. 275236). Authored and taught Residential and Commercial Real Estate Appraisal Courses for Broward County Adult Education Program. Taught Course 101 - Society of Real Estate Appraisers. Taught Course 201 - Society of Real Estate Appraisers. Taught Appraisal Seminars - Board of Realtors, ASA, SREA, and AI (Appraisal Institute). Adjunct Professor, University of Florida Division of Continuing Education: (taught Course 2, "Real Estate Principles and Practices" to prospective Florida Real Estate Brokers).

G) PROFESSIONAL OFFICES HELD/AWARDS

NATIONAL B.O.D. MEMBER	-	BOARD OF DIRECTORS of APPRAISAL INSTITUTE (2006- 2008)
AWARD	-	Appraisal Institute "NATIONAL PRESIDENTS AWARD" 2008
AWARD	-	Appraisal Institute "LIFETIME ACHIEVEMENT AWARD" 2011 For "high ethical standards, contributions to the Appraisal Institute, Community and Appraisal Profession for at least 20 years."
CHAIR	-	REGION X - All of Florida - Appraisal Institute (2008)
VICE-CHAIR	-	REGION X - All of Florida - Appraisal Institute (2007)
THIRD DIRECTOR	-	REGION X - All of Florida - Appraisal Institute (2006)
FINANCE OFFICER	-	REGION X - All of Florida - Appraisal Institute (2006)
PRESIDENT	-	BROWARD COUNTY, SOCIETY OF REAL ESTATE APPRAISERS
PRESIDENT	-	BROWARD COUNTY, AMERICAN SOCIETY OF APPRAISERS
CHAIR	-	FLA. STATE GOVERNMENT RELATIONS SUBCOMMITTEE OF AI
CHAIR	-	FLA. STATE LEGISLATION & REGULATION SUBCOMMITTEE OF AI

G) PROFESSIONAL OFFICES HELD/AWARDS

CHAIR	-	FLORIDA REALTORS COMMITTEE ON COMMITTEE REFORMS
CHAIR	-	EDUCATION COMMITTEE, FT. LAUDERDALE CHAPTER AI
CHAIR	-	CANDIDATES GUIDANCE COMMITTEE, FT. LAUDERDALE CHAPTER AI
CHAIR	-	NATIONAL Valuation for Financial Reporting PROJECT TEAM OF AI
VICE CHAIR & MEMBER	-	NATIONAL GOVERNMENT RELATIONS COMMITTEE OF AI (15 Years)
MEMBER	-	NATIONAL LONG RANGE PLANNING COMMITTEE OF AI
MEMBER	-	NATIONAL PUBLIC AFFAIRS COMMITTEE OF AI
DIRECTOR	-	REGION X (Florida) Appraisal Institute
MEMBER	-	REGION X (FLORIDA) ETHICS AND COUNSELING PANEL
DIRECTOR	-	BROWARD COUNTY, FLORIDA SOCIETY OF REAL ESTATE APPRAISERS
DIRECTOR	-	SOUTH FLORIDA CHAPTER AMERICAN SOCIETY OF APPRAISERS
MEMBER	-	NATIONAL EXPERIENCE REVIEW PANEL MEMBER OF AI
SPECIAL MASTER	-	BROWARD COUNTY BOARD OF TAX ADJUSTMENT
COMMISSIONER	-	17TH JUDICIAL CIRCUIT COURT, Broward County, FL
MEMBER	-	2013 APPRAISAL INSTITUTE NATIONAL BUSVAL PROJECT TEAM

H) PROFESSIONAL PUBLICATIONS & PRESENTATIONS

Wrote and taught a basic Residential Appraisal Course for the Broward County Adult Education Div. of the Dept. of Education;

Wrote and taught an Income Appraisal Course for the Broward County Adult Education Division of the Department of Education;

Co-authored and taught an appraisal course on Mortgage-Equity Capitalization for the American Society of Appraisers.

Authored and taught a Florida State and Appraisal Institute 3-hour accredited course in "The Legislation, Regulation and Appraisal of Real Property Rights in Florida September 7, 1996.

Presentation on "Gramm-Leach-Bliley" Federal Privacy Act of 1999 for South Florida Chapter of American Society of Appraisers on October 24, 2001.

Presented 3-hour Florida CEU-credit seminar on "Appraisers and the Gramm-Leach-Bliley Act" before the South Florida Chapter of the Appraisal Institute on July 27, 2002.

Presenter at 6.5 Hour CLE-credit Attorney Seminar on Florida Eminent Domain, "Valuation and Damage Issues" February 2, 2006, Fort Lauderdale, Florida

I) CIVIC INVOLVEMENT

MEMBER OF ROTARY INTERNATIONAL / PAUL HARRIS FELLOW

MEMBER OF THE GREATER FORT LAUDERDALE OPERA GUILD

MEMBER FLORIDA PHILHARMONIC BROWARD TRUSTEES

MEMBER OF THE BROWARD COUNTY LIBRARY SUPPORT GROUP ("BYBLOS")

MEMBER CIRCLE OF FRIENDS – NOVA SOUTHEASTERN LIBRARY FOUNDATION

MEMBER NOVA SOUTHEASTERN UNIVERSITY ALUMNI ASSOCIATION

MEMBER OF THE FORT LAUDERDALE HISTORICAL SOCIETY

MEMBER OF THE BROWARD COUNTY MUSEUM OF THE ARTS

MEMBER OF THE FORT LAUDERDALE / BROWARD COUNTY CHAMBER OF COMMERCE

MEMBER OF THE BETTER BUSINESS BUREAU OF SOUTH FLORIDA

LIFETIME HONORARY MEMBER FLORIDA SHERIFF'S ASSOCIATION

MEMBER NATIONAL & FT. LAUDERDALE COUNCILS U.S. NAVY LEAGUE

U.S. ARMY VETERAN WWII (RA 17212681) - HONORABLE DISCHARGE 1949



Claudia Vance, MAI

Appraiser · Real Estate Analyst · Reviewer

Vance Real Estate Service · 7481 NW 4 Street · Plantation · FL · 33317

Office: 954-583-2116 Cell: 954-647-7148 Email: vanceval@att.net

Web Site: www.vancerealestateservice.com

Vance Real Estate Service is a Veteran-Owned Small Business (VOSB) and Florida Certified SDVBE Minority Business Enterprise specializing in personalized real estate valuation services in Florida for over 35 years. Designated appraisers perform the appraisal work, no trainees. Our appraisals are used for financial/ mortgage loan purposes from large mixed use complexes to small owner- occupied properties. We have the qualifications for appraisals submitted to SBA.

Jesse B. Vance, Jr., MAI, SRA, ASA and Claudia Vance, MAI are qualified as expert witnesses for eminent domain, deficiency judgments, marriage dissolution, and estates. Our firm values most types of real property interests, timely, professionally, and at competitive costs.

PROFESSIONAL QUALIFICATIONS

A) PROFESSIONAL DESIGNATIONS/ LICENSES

MAI Designation - APPRAISAL INSTITUTE No. 9451

State-Certified General Real Estate Appraiser No. RZ-173

Florida State Licensed Real Estate Broker No. BK 0161305

VOSB Veteran-Owned Small Business (CCR/Duns 826494957)

B) WORK HISTORY

1983 - Current Vice President - Vance Real Estate Service

1981 – 1983 President - The Appraisal Company, Fort Lauderdale, Florida

1979 – 1981 Staff Appraiser - Real Property Analysts, Inc., Fort Lauderdale, Florida

1976 – 1980 REALTOR-Associate - The Atwood Corporation, Fort Lauderdale, Florida

1973 – 1975 Teacher of Secondary Language Arts in the Jefferson Parish School in Louisiana

C) QUALIFIED AS AN EXPERT WITNESS IN REAL ESTATE VALUATION

U.S. Bankruptcy Court, Southern District of Florida

Florida Circuit Court: Broward County

D) APPRAISER SPECIAL MAGISTRATE FOR THE BROWARD CO VALUE ADJUSTMENT BOARD 2002-2010

E) EXPERIENCE: 35+years appraising and analyzing real property interests in South Florida.

Partial list of real property types valued:

High value residences, Condominiums/ Co-operatives, Office, Industrial, Multi-family, Restaurants/ bars, Auto dealerships, City Centers, Hotels/ motels, Houses of worship, Schools, Child care centers, Self-storage, Funeral home, Animal Hospital, Mixed use, Nursing homes, Gas sales stations, Marinas, Mobile home parks, Shopping centers, Country clubs/ golf courses, Financial institutions, Bowling centers, Vacant land, Agricultural properties, Environmentally sensitive land

Types of Reports:

Market Value, Eminent Domain, Marketability, Feasibility, Highest and Best Use, Investment Analyses, Partial Interests, Easement Valuations, Estate planning, Marriage dissolution, Land use studies, Damage/ Contamination studies

F) PARTIAL LIST OF CLIENTS –

PRIVATE: Individuals, Corporations, Attorneys, Accountants, Habitat for Humanity, Seminole Tribe of Florida

COMMERCIAL BANKS: Wells Fargo; BankAtlantic; SunTrust; Citigroup; Space Coast Credit Union; State Farm Bank; Florida Shores Bank; American National Bank; Landmark Bank; City National Bank; Englewood Bank & Trust

SAVINGS & LOANS, INSURANCE COMPANIES, REAL ESTATE INVESTMENT TRUSTS, & REAL ESTATE TRANSFER COMPANIES, TITLE INSURANCE COMPANIES

FLORIDA CITIES: Fort Lauderdale, Plantation, Cooper City, Deerfield Beach, Tamarac, Oakland Park, Wilton Manors, Davie, Hollywood, Pembroke Pines, Hallandale Beach, Lauderhill, Southwest Ranches, Miramar, Boca Raton, Boynton Beach, West Palm Beach, Delray Beach

FLORIDA COUNTIES and AGENCIES: Broward, Palm Beach, Broward County Board of County Commissioners, School Board of Broward County, Broward County Housing Authority

STATE OF FLORIDA Department of Transportation (FDOT), Department of Environmental Protection

U.S. Department of Veterans Affairs, U.S. Department of Treasury (IRS), U.S Marshall's Service, U.S. Attorney

G) EDUCATIONAL BACKGROUND**Academic:**

Bachelor of Arts Degree – University of New Orleans, New Orleans, LA – Major: English

Professional:

Course 1-A (AIREA) -	Introduction to Appraising Real Property, 1977, Passed Exam
Course 1-B (AIREA) -	Capitalization Theory and Techniques, 1978, Passed Exam
Course VIII (AIREA) -	Residential Appraising, 1978, Passed Exam
Course SPP (AI) -	Standards of Professional Practice, 1992, Passed Exam
Course 2-1 (AIREA) -	Case Studies, 1987, Passed Exam
Course 2-2 (AIREA) -	Report Writing, 1987, Passed Exam
Course R-2 (SREA) -	Report Writing, 1978, Passed Exam
Course 202 (SREA) -	Applied Income Property Valuation, 1983, Passed Exam
Course 301 (SREA) -	Applications/Appraisal Analysis, 1984, No Exam
Course SPP (SREA) -	Standards of Professional Practice, 1989, No Exam
Symposium (SREA) -	Market Analysis, 1983, Philadelphia
Symposium (SREA) -	Market Analysis, 1984, Atlanta
Symposium (SREA) -	Market Analysis, 1985, Vancouver
Symposium (SREA) -	Market Analysis, 1986, Atlantic City
Symposium (SREA) -	Market Analysis, 1988, Los Angeles
SEMINAR (AI)	- Cost Approach (1992/Boston)
SEMINAR (AI)	- Rates & Ratios (1992/Boston)
SEMINAR (AI)	- International Appraising (1992/Boston)
SEMINAR (AI)	- Litigation Valuation/Mock Trial (1993)
SEMINAR (AI)	- ADA ACT (1993/Reno)
SEMINAR (AI)	- Hotel Valuation (1993)
SEMINAR (AI)	- Income Capitalization, Methods (1993)
SEMINAR (AI)	- Powerlines/Electromagnetic Radiation (1994)
SEMINAR (AI)	- Verifying Market Data (1994)
SEMINAR (AI)	- Market Studies for Appraisals (1994)
SEMINAR (AI)	- Florida Appraiser Core Law (USPAP/1994)
SEMINAR (AI)	- Limited Appraisals & Reports (USPAP/1994)
SEMINAR (AI)	- Public Safety & Property Values (1995)
SEMINAR (AI)	- Outparcel Valuation (1995)
SEMINAR (AI)	- Computer Technology Video Conference (1995)
SEMINAR (AI)	- The Internet & the Appraiser (1996)
SEMINAR (AI)	- Florida Commercial Construction (1996)
SEMINAR (AI)	- 1996 Data Exchange (1996)
SEMINAR (AI)	- Real Property Rights in Florida (1996)
COURSE (AI)	- USPAP & Florida Real Estate Core Law (1996)
SEMINAR (AI)	- Valuation of Trees (1997)

G) EDUCATIONAL BACKGROUND (Continued)

SEMINAR (AI)	- Valuation of Transferable Development Rights [TDR's] (1997)
COURSE (AI)	- Standards of Professional Practice, Part C, 15 hour Course #430 (1997)
SEMINAR (AI)	- Non-Conforming Uses (1998)
SEMINAR (AI)	- The Impact of Contamination on Real Estate Value (1998)
COURSE (AI)	- USPAP & Florida Real Estate Core Law (1998)
SEMINAR (AI)	- Econometrics/Statistical Valuation Methods (1999)
SEMINAR (AI)	- Globalization of Real Estate/What U.S. Appraisers Need to Know (1999)
SEMINAR (AI)	- The Role of the Appraiser in Alternative Dispute Resolution (Mediation/Arbitration) (1999)
SEMINAR (AI)	- Technology Forum Part II/Intermediate (1999)
SEMINAR (AI)	- Client Satisfaction/Retention/Development (1999)
SEMINAR (AI)	- Attacking and Defending an Appraisal (1999)
SEMINAR (AI)	- Federal Appraisal Requirements (2000)
SEMINAR (AI)	- Regression Analysis in Appraisal Practice: Concepts & Applications (2000)
SEMINAR (AI)	- Analyzing Income Producing Properties (2000)
COURSE (AI)	- USPAP & Florida Real Estate Core Law (2000)
SEMINAR (AI)	- Mediation & Alternate Dispute Resolution Seminar (2001)
SEMINAR (AI)	- State of the Appraisal Profession (2001)
SEMINAR (AI)	- Ad Valorem Assessment Process in Florida (2002)
SEMINAR (AI)	- Role of Real Estate Appraisers in Bankruptcy Proceedings (2002)
SEMINAR (AI)	- Appraisers & the Gramm-Leach-Bliley Federal Privacy Act (2002)
SEMINAR (AI)	- How to Appraise the Ugly House (2002)
COURSE (AI)	- 2-Day Course #430, Standards of Professional Practice, Part C (2002)
SEMINAR (AI)	- Market Trends for 2003 (2003)
SEMINAR (AI)	- Update on Code of Professional Ethics (2003)
PANEL (AI)	- Moderator "Industry, Consumer & Congressional Views on Predatory Lending" D.C. (2003)
SEMINAR (AI)	- Florida State Law for Real Estate Appraisers (2003)
SEMINAR (AI)	- Appraisal Agreements (2003)
SEMINAR (AI)	- Analyzing Distressed Real Estate (2004)
SEMINAR (AI)	- Valuation for Financial Reporting Purposes (2004)
SEMINAR (AI)	- National USPAP Course (2004)
SEMINAR (AI)	- Inverse Condemnation (2004)
SEMINAR (AI)	- Loss Prevention (2005)
SEMINAR (AI)	- Single Family Fraud Awareness (2005)
SEMINAR (AI)	- Guide to the new URAR form (2005)
SEMINAR (AI)	- Technologies for Real Estate Appraisers (2006)
SEMINAR (AI)	- The Appraiser's Role in New Urbanism (2006)
SEMINAR (AI)	- National USPAP Update (2006)
SEMINAR (AI)	- Florida State Law for Real Estate Appraisers (2006)
SEMINAR (AI)	- Scope of Work and the New USPAP Requirements (2006)
SEMINAR (AI)	- Energy Star and the Appraisal Process (2006)
SEMINAR (AI)	- Reappraising, Readdressing, and Reassigning Appraisals (2007)
SEMINAR (AI)	- Real Estate Fraud (2007)
SEMINAR (AI)	- Forecasting Revenue (2007)
SEMINAR (AI)	- Florida Law for Real Estate Appraisers (2007)
COURSE (AI)	- Business Practice and Ethics #420 (2007)
SEMINAR (AI)	- Supervisor – Trainee Roles and Rules (2008)
COURSE (AI)	- 7 Hour National USPAP Update #400 (2008)
SEMINAR (AI)	- Hypothetical Conditions and Assumptions (2008)
SEMINAR (AI)	- Real Estate Economy (2008)
SEMINAR (AI)	- Public Sector Appraising (2009)
SEMINAR (AI)	- Inspecting the residential "green" house (2009)
WEBINAR (AI)	- Value for Financial Reporting (2009)
SEMINAR (AI)	- The Real Estate Market in 2009
SEMINAR (AI)	- New Government Regulations (2009)
SEMINAR (AI)	- Property Tax Assessment (2010)
SEMINAR (AI)	- 7 Hour National USPAP (2010)
SEMINAR (AI)	- Florida Law for Real Estate Appraisers (2010)
SEMINAR (AI)	- Supervisor/ Trainee Roles and Rules (2010)
SEMINAR (AI)	- The Real Estate Market (2011)
SEMINAR (AI)	- Uniform Appraisal Standards for Federal Land Acquisitions- "Yellow Book" (2011)
COURSE (AI)	- 15 Hour Appraisal Curriculum Overview (2011)
SEMINAR (AI)	- Spotlight on USPAP – Agreement for Services (2011)
SEMINAR (AI)	- Trial Components (2011)

G) EDUCATIONAL BACKGROUND (Continued)

SEMINAR (AI)	- Lessons from the Old Economy Working in the New (2012)
SEMINAR (AI)	- Appraisal Review for General Appraisals (2012)
COURSE (AI)	- National USPAP Update (2012)
SEMINAR (AI)	- Florida Law (2012)
SEMINAR (AI)	- Land Valuation (2012)
SEMINAR (AI)	- Valuation of Warehouses (2012)
SEMINAR (AI)	- IRS Valuation (2012)
SEMINAR (AI)	- Business Practices and Ethics (2012)
SEMINAR (AI)	- Real Estate Forecast (2013)
SEMINAR (AI)	- Advanced Marketability Studies (2013)
SEMINAR (AI)	- Developing a Supportable Workfile (2013)
SEMINAR (AI)	- Florida Appraisal Law (2014)
SEMINAR (AI)	- Liability Issues for Appraisers performing Litigation & Non-Lending Work (2014)
COURSE (AI)	- 7 Hour National USPAP Update Course (2014)
SEMINAR (AI)	- Florida Law (2014)
SEMINAR (AI)	- New Real Estate Economy (2014)
SEMINAR (AI)	- Economic Engines of Miami-Dade County (2015)
SEMINAR (AI)	- Economic Engines of Broward County (2015)
SEMINAR (AI)	- Tightening the Appraisal (2015)
SEMINAR (AI)	- Evaluating Commercial Construction (2015)
SEMINAR (AI)	- Drone Technology (2015)
SEMINAR (AI)	- Loss Prevention for Appraisers (2016)
COURSE (AI)	- 7 Hour National USPAP Update (2016)
SEMINAR (AI)	- Florida Law (2016)
SEMINAR (AI)	- Redefining the Appraisal & Its Role in an Evolving Banking Environment (2016)
SEMINAR (AI)	- The Tough One, Mixed use properties (2016)
SEMINAR (AI)	- Business Practices & Ethics (2016)
SEMINAR (AI)	- Economic Engines Driving Broward County (2017)
SEMINAR (AI)	- Introduction to Green Buildings & passed exam (2017)
SEMINAR (AI)	- Another View of the Tough Ones (2017)
SEMINAR (AI)	- Appraising for the Office of Valuation Services, Department of the Interior (2017)
SEMINAR (AI)	- Case Studies in Appraising Green Residential Buildings & passed exam (2017)
SEMINAR (AI)	- Uniform Appraisal Standards for Federal Land Acquisitions & passed exam (2017)

H) PROFESSIONAL INVOLVEMENT

Region X Representative of the Appraisal Institute 2006 – 2009
 President of the South Florida Chapter of the Appraisal Institute - 2003
 First Vice-President of the South Florida Chapter of the Appraisal Institute -2002
 Second Vice-President of the South Florida Chapter of the Appraisal Institute -2001
 Secretary of the South Florida Chapter of the Appraisal Institute -2000
 Treasurer of the South Florida Chapter of the Appraisal Institute - 1999
 Chair of the Education Committee of the S. Florida Chapter of the Appraisal Institute - 1995, 1996, 1997, 1998, 2007- 2018
 Chair of the University Relations Committee of the South Florida Chapter of the Appraisal Institute - 2006
 Director of the South Florida Chapter of the Appraisal Institute 1996 - 1998
 Member of Region X (Florida) Ethics and Counseling Panel –AI
 Graduate of the Florida REALTORS Institute (GRI)
 Director of the Florida Association of REALTORS (FAR) - 1981
 Committee Member of the Florida Association of REALTORS, Education Committee 1980 & 1981
 Chairman of the Education Committee of the Fort Lauderdale REALTORS - 1981 and 1982; Member 1978, 1979, 1980
 Member of the Long Range Planning and Awards Committees of the Fort Lauderdale REALTORS
 Instructor for the Investment Division of the Fort Lauderdale REALTORS

I) PROFESSIONAL PUBLICATIONS & PRESENTATION

Prepared and taught *Mastering Real Estate Mathematics* at the Fort Lauderdale Area Board of REALTORS
 Prepared and taught *A Guide to Researching Real Estate Information in Broward County* and *Working Through the Basic Approaches to Market Value*, Fort Lauderdale Area Board of REALTORS

J) CIVIC INVOLVEMENT

Member of the Navy League of the United States – Fort Lauderdale Council
 Lifetime Honorary Member- Florida Sheriff's Association
 Member of Zeta Tau Alpha Alumnae Fraternity

TITLE SEARCH REPORT

Fund File Number: 546852

The information contained in this title search is being furnished by Attorneys' Title Fund Services, LLC. If this report is to be used by a title insurance agent for evaluation and determination of insurability by the agent prior to the issuance of title insurance, then the agent shall have liability for such work.

Provided For: Lewis Longman & Walker, P.A.

Agent's File Reference: 2419-048

After an examination of this search the Agent must:

- A. Evaluate all instruments, plats and documents contained in the report.*
- B. Include in the Commitment under Schedule B, any additional requirements and/or exceptions you find necessary from your analysis of the surveys, prior title evidence or other relevant information from the transaction.*
- C. Verify the status of corporations and limited partnerships and other business entities with the appropriate governmental agency or other authority.*
- D. Determine whether the property has legal access.*
- E. Determine if any unpaid municipal taxes or assessments exist, which are not recorded in the Official Records Books of the county.*
- F. Determine whether any portion of the property is submerged or artificially filled, if the property borders a body of water, and if riparian or littoral rights exist.*
- G. The information provided herein does not include a search of federal liens and judgment liens filed with the Florida Department of State pursuant to Sec. 713.901, et seq., F.S., and Sec. 55.201, et seq., F.S., respectively, which designate the Florida Department of State as the place for filing federal liens and judgment liens against personal property. For insuring purposes:
 - (a) Pursuant to Sec. 713.901, et seq., F.S., personal property includes, but is not limited to, mortgages, leaseholds, mortgages on leaseholds, interests in cooperative associations, vendees' interests, and options when those interests are held by a partnership, corporation, trust or decedent's estate; and*
 - (b) Pursuant to Sec. 55.201, et seq., F.S., personal property includes, but is not limited to, leaseholds, interests in cooperative associations, vendees' interests, and options regardless of the type of entity holding such interests, including individuals. (Note: Mortgages have been specifically excluded from the personal property interests in which a judgment lien may be acquired under the provisions of Sec. 55.201, et seq., F.S.)**

Prepared Date: February 9, 2018

Attorneys' Title Fund Services, LLC

Prepared by: Kimberly Shipskie,
Phone Number: (800) 515-0155 x6414
Email Address: kshipskie@thefund.com

TITLE SEARCH REPORT

Fund File Number: 546852

Effective Date of approved base title information: March 27, 2013

Effective Date of Search: January 25, 2018 at 11:00 PM

Apparent Title Vested in:

FBDC, LLC, a Florida limited liability company

Description of real property to be insured/foreclosed situated in Palm Beach County, Florida.

Lot 1 and Lot 4, Less the East 35 feet thereof, Block 4, Robert Addition to Town of Boynton Subdivision, according to the plat thereof as recorded in Plat Book 1, Page 51, Public Records of Palm Beach County, Florida.

Muniments of Title, including bankruptcy, foreclosure, quiet title, probate, guardianship and incompetency proceedings, if any, recorded in the Official Records Books of the county:

1. Warranty Deed from Hulda Barnette and Leon G. Barnette to V.M. Wray and Marion Deacon Wray, recorded October 9, 1946, in Deed Book 783, Page 101, as corrected in Deed Book 859, Page 599, Public Records of Palm Beach County, Florida.
2. Special Warranty Deed from V.M. Wray and Marion Deacon Wray to the State of Florida, recorded November 30, 1963, in Deed Book 848, Page 488, Public Records of Palm Beach County, Florida. (The East 35 feet of Lots 1 and 4, Block 4)
3. County of Palm Beach Deed from the State of Florida, through Trustees of the Internal Improvement Fund, to V.M. Wray and Marion Deacon Wray, recorded January 8, 1953, in Deed Book 1003, Page 491, Public Records of Palm Beach County, Florida.
4. Quit Claim Deed from Vincent M. Wray to Marion D. Wray, recorded April 27, 1970, in O.R. Book 1804, Page 1478, Public Records of Palm Beach County, Florida.
5. Warranty Deed from Marion D. Wray to Robert M. Rowland and Patricia A. Rowland, recorded September 9, 1988, in O.R. Book 5801, Page 1250, Public Records of Palm Beach County, Florida. FOR INFORMATIONAL PURPOSES ONLY: This deed appears to exclude the East 38 feet of the subject property.
6. Warranty Deed from Robert M. Rowland and Patricia A. Rowland to James R. Hudson, recorded March 14, 1996, in O.R. Book 9164, Page 1076, Public Records of Palm Beach County, Florida. FOR INFORMATIONAL PURPOSES ONLY: This deed appears to exclude the East 38 feet of the subject property.
7. Final Judgment of Divorce between James R. Hudson and Rita D. Hudson recorded in O.R. Book 11041, Page 1498; and Final Judgment of Divorce between James R. Hudson and Earlene K. Hudson recorded in O.R. Book 23997, Page 74, Public Records of Palm Beach County, Florida.
8. Warranty Deed from James R. Hudson to FBDC, LLC, recorded March 27, 2013, in O.R. Book 25904, Page 1678, Public Records of Palm Beach County, Florida. FOR INFORMATIONAL PURPOSES ONLY: Per prior deeds, it appears that James R. Hudson did not own the East 3 feet included in the property description on this deed.

TITLE SEARCH REPORT

Fund File Number: 546852

Mortgages, Assignments and Modifications:

1. Mortgage to Robert M. Rowland and Patricia A. Rowland, mortgagee(s), recorded in O.R. Book 9164, Page 1077, Public Records of Palm Beach County, Florida.
2. Mortgage to James R. Hudson, mortgagee(s), recorded in O.R. Book 25904, Page 1680, Public Records of Palm Beach County, Florida.

Other Property Liens:

1. Tax Deed App No. 2017:14535 for the years 2014, 2015 and 2016.
2. Agency Certificate which has been issued for the year 2016.
3. General or special taxes and assessments required to be paid for the year(s) 2017.

Restrictions/Easements:

1. All matters contained on the Plat of Robert Addition to Town of Boynton Subdivision, as recorded in Plat Book 1, Page 51, Public Records of Palm Beach County, Florida.
2. Reservations in favor of the State of Florida, as set forth in the deed from the Trustees of the Internal Improvement Fund of the State of Florida recorded October 24, 1945, under Deed Book 732, Page 545, Public Records of Palm Beach County, Florida; however, the right of entry and exploration associated with the oil and mineral reservation has been released pursuant to Sec. 270.11, F.S. (as to Lot 1, Block 4)
3. Rights of the lessees under unrecorded leases.
4. Despite any language herein to the contrary, this product may not be used for the issuance of a Title Commitment or Policy without prior approval from The Fund's Underwriting Department.

Other Encumbrances:

1. Code Enforcement Order against James R. and Earlene K. Hudson in favor of the Town of Mangonia Park, Florida, recorded in O.R. Book 23891, Page 58, Public Records of Palm Beach County, Florida.

REAL PROPERTY TAX INFORMATION ATTACHED

Proposed Insured:

TITLE SEARCH REPORT

Fund File Number: 546852

A 20-year name search was not performed on the proposed insured. It is the agent's responsibility to obtain a name search if a loan policy to be issued based on this product is other than a 100% purchase money mortgage.

STANDARD EXCEPTIONS

Unless satisfactory evidence is presented to the agent eliminating the need for standard exceptions, the following should be made a part of any commitment or policy.

- 1. General or special taxes and assessments required to be paid in the year and subsequent years.*
- 2. Rights or claims of parties in possession not shown by the public records.*
- 3. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.*
- 4. Easements or claims of easements not shown by the public records.*
- 5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.*
- 6. Any owner policy issued pursuant hereto will contain under Schedule B the following exception: Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.*
- 7. Federal liens and judgment liens, if any, filed with the Florida Department of State pursuant to Sec. 713.901, et seq., F.S., and Sec. 55.201, et seq., F.S., respectively, which designate the Florida Department of State as the place for filing federal liens and judgment liens against personal property. For insuring purposes:*
 - (a) Pursuant to Sec. 713.901, et seq., F.S., personal property includes, but is not limited to, mortgages, leaseholds, mortgages on leaseholds, interests in cooperative associations, vendees' interests, and options when those interests are held by a partnership, corporation, trust or decedent's estate; and*
 - (b) Pursuant to Sec. 55.201, et seq., F.S., personal property includes, but is not limited to, leaseholds, interests in cooperative associations, vendees' interests, and options regardless of the type of entity holding such interests, including individuals. (Note: Mortgages have been specifically excluded from the personal property interests in which a judgment lien may be acquired under the provisions of Sec. 55.201, et seq., F.S.)*
- 8. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality.*

TITLE SEARCH REPORT

Fund File Number: 546852

The report does not cover bankruptcies or other matters filed in the Federal District Courts of Florida.

In foreclosure proceedings, title should be examined between the effective date of this report and the recording of the lis pendens to assure that all necessary and proper parties are joined. Consideration should be given to joining as defendants any persons in possession, other than the record owner, and any parties, other than those named herein, known to the plaintiff or the plaintiff's attorney and having or claiming an interest in the property.

Prior to issuance of any policy of title insurance underwritten by Old Republic National Title Insurance Company, the agent must obtain and evaluate a title search for the period between the effective date of this Title Search Report and the recording date(s) of the instrument(s) on which the policy is based.

If this product is not used for the purpose of issuing a policy, then the maximum liability for incorrect information is \$1,000.

Note: The Agent is responsible for obtaining underwriting approval on any commitment prepared from this product in the amount of \$1,000,000.00 or more.



CFN 20100212274
OR BK 23891 PG 0058
RECORDED 06/09/2010 09:10:42
Palm Beach County, Florida
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 0058 - 60; (3pgs)

Prepared by
Record + Return to
TOWN OF MANGONIA PARK
1755 East Tiffany Drive
Mangonia Park, Florida 33407

**CODE ENFORCEMENT ORDER – BUSINESS TAX RECEIPT
TOWN OF MANGONIA PARK, FLORIDA**

**ORDER FINDING DELINQUENT BUSINESS TAX (150 DAYS OR MORE) AND
ASSESSING FINES AND PENALTIES**

TOWN OF MANGONIA PARK, FLORIDA,

CASE NO. CEV 10-30

Petitioner,

v.

James R. & Earlene K. Hudson

Respondent.

RE: Violation of Sections 14-16 and 14-20 of the Code of Ordinances of the Town of Mangonia Park and Sec. 205.053, *Florida Statutes*.

STREET ADDRESS: 721 W. Tiffany Drive #3, Mangonia Park, Florida 33407

The Special Magistrate appointed by the Town Council to hear code enforcement cases for the Town of Mangonia Park, in accordance with Chapter 162, F.S., having heard evidence and testimony at the Code Enforcement Hearing held on the 1st day of April, 2010, hereby enters this "Order Finding Delinquent Business Tax (150 Days or More) and Assessing Fines and Penalties", finding that the Respondent is not in compliance with the requirements of the above-referenced section of the Code of Ordinances and state statutes regarding Business Tax due; ACCORDINGLY, the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER are hereby entered:

FINDINGS OF FACT

1. The Respondent was not present at the hearing; however, there was a finding of proper notice. The Respondent is doing business as a landlord.

2. Documentation and/or evidence was produced indicating that the respondent has not paid the Business Tax imposed by the Town of Mangonia Park and such tax is now delinquent beyond 150 days after the initial notice of tax due.

CONCLUSIONS OF LAW

The above-stated facts constitute a violation of Sections 14-16 and 14-20 of the Code of Ordinances of the Town of Mangonia Park and Sec. 205.053, *Florida Statutes* and subjects the Respondent to fines and penalties as set forth at Chapter 205, F.S.

ORDER

Pursuant to Section 205.053, *Florida Statutes*, Respondent is delinquent in the payment of a required Business Tax which was due on October 1, 2009 and has been assessed the maximum delinquency penalty of up to twenty-five percent (25%) of the tax due. Respondent currently owes the Town of Mangonia Park \$11.56 (tax due). This tax and penalty remains unpaid and the required Business Tax Receipt has not been obtained within 150 days after the initial notice of tax due.

ACCORDINGLY, Respondent is further assessed an administrative cost of \$5.98 incurred as a result of collection efforts and a penalty of \$2.89 for a total tax, costs and penalty amount due of \$20.43, all in accordance with Section 205.053, F.S.

It is the Order of the Special Magistrate that the Respondent pay the required Business Tax amounts in accordance with the above-referenced Section of the Town Code and state statutes in addition to the costs and penalties assessed hereinabove on or before April 15, 2010 or they may be subject to civil actions and penalties, including court costs, reasonable attorneys' fees, additional administrative costs incurred as a result of collection efforts, and a penalty of up to \$250. The Town may also revoke their Business License.

A certified copy of this Order may be recorded in the Public Records of Palm Beach County, Florida, and, once recorded, shall constitute a lien against the property in the original amount upon which the violation existed and upon any other real or personal property owned by the Respondent, pursuant to Chapter 162, *Florida Statutes* for the original amount.

Upon payment of the above referenced business tax, fines, and penalties, it is the responsibility of the Respondent to notify the Town Code Enforcement Department at (561) 848-1235 of compliance.

DONE AND ORDERED THIS 2nd day of April, 2010.

TOWN OF MANGONIA PARK
CODE ENFORCEMENT

BY: [Signature]

SPECIAL MAGISTRATE

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of this order has been sent to Respondent at 3921 W. Cherry Street, Tampa, FL 33607, postage paid.

I, Christa Simmonds Deputy Town Clerk
Of the Town of Mangonia Park, Florida, do
hereby certify that this is a true and correct copy of

Code Enforcement Order CEV 10-30

In witness whereof, I hereunto set my hand and
affixed the seal of the Town of Mangonia Park,
Florida this 19th day of April.

2010.

Christa Simmonds

BY: [Signature]

TOWN OF MANGONIA PARK



ANNE M. GANNON
 CONSTITUTIONAL TAX COLLECTOR
 Serving Palm Beach County
 Serving you.

Anne M. Gannon
 Constitutional Tax Collector
 Serving Palm Beach County
 P.O. Box 3353
 West Palm Beach, FL 33402-3353

Collection Cart

Collection Cart	Items 0	Total \$0.00	Checkout	View
-----------------	------------	-----------------	--------------------------	----------------------

Account Information

Property Control Number	Property Type	Last Update
08-43-45-21-26-004-0010	Real Property	2/6/2018 1:28:37 AM
Mailing Address: FBDC LLC 4220 75TH ST W BRADENTON, FL 34209-6516		Property Address: 521 N FEDERAL HWY BOYNTON BEACH FL 33435
Owner of Record FBDC LLC		Deed Number: 0
Legal Description		
ROBERT ADDITION LTS 1 & 4 /LESS E 35 FT SR 5 R/W/ BLK 4		

Notice to Tax Payer

Tax Bill Information

To pay online, click the ADD TO CART button in the orange Shopping Cart (upper right side of screen).

= Indicates taxes are not payable online.

= Indicates contact our office for additional information.

Real Estate and Tangible Personal Property Taxes not paid by April 1 are delinquent. Delinquent Real Estate Taxes are not payable online.

Interest and associated costs for delinquent taxes are determined by the date payment is received to the Tax Collector. A minimum charge of 3% is collected. Interest accrues up to 1.5% per month (18% annually).

Bill Type

Original Tax Bill = Original tax bill amount due in March.

Certificate = Unpaid certificate (AMOUNT DUE) indicates a tax lien exists. Within two tax years this property may be sold at auction to collect unpaid taxes. Click on bill year for more information.

Agency Certificate = Indicates a certificate was assigned to Palm Beach County.

Frequently Asked Questions

Tax Bills

Bill Year	Bill Type	Bill Number	Gross Tax	Penalty/Fees	Interest	Discount	Amount Due
2017	Original Tax Bill	101030989	\$3,930.11	\$0.00	\$0.00	(\$39.31)	\$3,890.80
2016	Agency Certificate	101030088	\$3,711.20	\$205.38	\$654.28	\$0.00	\$0.00 \$4,570.86
2016	Certificate (05/31/2016) 2016:13535		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2015	Original Tax Bill	101019612	\$3,481.47	\$0.00	\$0.00	\$0.00	\$0.00
2015	Certificate		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Bill Year	Bill Type	Bill Number	Gross Tax	Penalty/Fees	Interest	Discount	Amount Due
(05/31/2015) 2015:13395							
2014	Original Tax Bill	101030833	\$3,433.29	\$0.00	\$0.00	\$0.00	\$0.00
2014	Tax Deed App	2017:14535	\$11,657.07	\$431.25	\$3,080.93	\$0.00	\$0.00 \$15,169.25
2013	Original Tax Bill	101030538	\$3,317.39	\$0.00	\$0.00	\$0.00	\$0.00
2012	Original Tax Bill	207024795	\$3,252.59	\$0.00	\$0.00	\$0.00	\$0.00
2011	Original Tax Bill	207026037	\$3,411.22	\$0.00	\$0.00	\$0.00	\$0.00
2010	Original Tax Bill	483640785	\$5,012.32	\$0.00	\$0.00	\$0.00	\$0.00
2009	Original Tax Bill	305864880	\$6,273.75	\$0.00	\$0.00	\$0.00	\$0.00
2009	Certificate	(06/01/2009) 2009:19675	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2008	Original Tax Bill	305850230	\$4,645.28	\$0.00	\$0.00	\$0.00	\$0.00
2008	Original Tax Bill	305850231	\$1,188.28	\$0.00	\$0.00	\$0.00	\$0.00
2008	Certificate	(06/01/2008) 2008:20871	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

This Indenture.

DEED 783 PAGE 101

Made this 27th day of September A. D. 1945

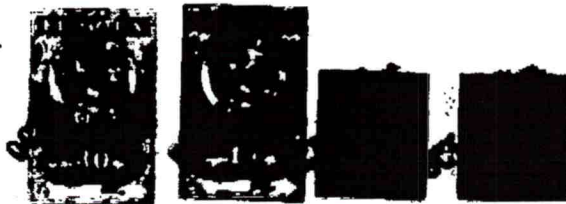
Between HULDA BARNETT

of the County of Palm Beach and State of Florida
party of the first part, and V. M. WRAY and MARION DEACON WRAY, his wife,
256 Granada Road, West Palm Beach.

of the County of Palm Beach and State of Florida
parties of the second part,

Witnesseth, that the said party of the first part, for and in consideration of the sum of One Dollar and other valuable considerations ----- Dollars, to her in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and transferred, and by these presents does grant, bargain, sell and transfer unto the said parties of the second part and their heirs and assigns forever, all that certain parcel of land lying and being in the County of Palm Beach, and State of Florida, more particularly described as follows:

Lots One (1) and Four (4), Block Four (4) in ROBERT'S ADDITION to the Town of Boynton, according to a plat thereof recorded in the office of the Clerk of the Circuit Court of Palm Beach County, Florida.



Together with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, dower and right of dower, reversion, remainder and easement thereto belonging or in anywise appertaining:

To Have and to Hold the same in fee simple forever.

In Witness Whereof, the said party of the first part has hereunto set her hand and seal the day and year above written.

Signed, Sealed and Delivered in Our Presence:

Mary D. Fulton
Barth Goodlett

Hulda Barnett

DEED 783 102

State of Florida,

County of PALM BEACH

I HEREBY CERTIFY, That on this 27th day of September
A. D. 1946, before me personally appeared

HELENA BARNETTE

to me known to be the person described in and who executed the foregoing conveyance to V. H. WRAY and MARION DRACON WRAY, his wife,

and severally acknowledged the execution thereof to be her free act and deed for the uses and purposes therein mentioned; and the said

the wife of the said

on a separate and private examination taken and made by and before me, and separately and apart from her said husband, did acknowledge that she made herself a party to the said Deed of Conveyance for the purpose of renouncing, relinquishing and conveying all her right, title and interest, whether of dower or of separate property, statutory or equitable, in and to the lands therein described, and that she executed said deed freely and voluntarily, and without any constraint, fear, apprehension or compulsion of or from her said husband.

WITNESS my signature and official seal at West Palm Beach and State of Florida, the day and year last aforesaid.

Mary D. Wilson
Notary Public



STATE OF FLORIDA
COUNTY OF PALM BEACH
This instrument was filed for record on
Sept. 27, 1946, at _____ day of
Sept. 1946, and recorded in
Book 213
Page 101, Book verified.
E. ALAN ADAMSON, Clerk Circuit Court
P. C.

DATE
ABSTRACT OF DESCRIPTION
1946
MARION DRACON WRAY.

DEED
469

1946
270
Date: Dec 1946

839 599

This Indenture,

Made this 6th day of August, A.D. 1948

Between HULDA BARNETTE, joined by her husband, LEON G. BARNETTE

of the County of Palm Beach and State of Florida

parties of the first part, and V. M. WRAY and MARION DEACON WRAY, his wife

of the County of Palm Beach and State of Florida

parties of the second part, ~~Witnesseth~~, that the said parties of the first part, for and

in consideration of the sum of - - - Ten - - - - -

Dollars, to them in hand paid, the receipt whereof is hereby acknowledged; he

granted, bargained, sold and transferred, and by these presents do grant, bargain, sell and

transfer unto the said parties of the second part and their heirs and assigns

forever, all that certain parcel of land lying and being in the County of Palm Beach

and State of Florida, more particularly described as follows:

Lots One (1) and Four (4), Block Four (4) in ROBERT'S ADDITION to the town of Boynton, according to a plat thereof recorded in the office of the Clerk of the Circuit Court of Palm Beach County, Florida.

This is a deed correcting that certain deed in Deed Book 783, page 101, Public Records of Palm Beach County, Florida, wherein the husband, Leon G. Barnette, failed to join his wife, Hulda Barnette, in the execution of the aforesaid deed.

Together with all the tenements, hereditaments and appurtenances, with every privilege, right,

title, interest and estate, dower and right of dower, reversion, remainder and encumbrance thereto be-

longing or in anywise appertaining: **To Have and To Hold** the same in fee simple forever.

In Witness Whereof, the said parties of the first part have hereunto set their

hand and seal the day and year above written.

Signed, sealed and delivered in our presence:

C. B. Smith
Joseph B. Smith

Hulda Barnette
Leon G. Barnette

DEED 838-0000
State of Florida
County of PALM BEACH

I Herby Certify, That this day in the next above named State and County before me, an officer duly authorized and acting personally appeared **HULDA BARNETTE** and

LEON G. BARNETTE, her husband

to me well known and known to me to be the individual **3** described in and who executed the foregoing deed, and they acknowledged then and there before me that they executed said deed.

And I further Certify, That the said **HULDA BARNETTE**

known to me to be the wife of the said **LEON G. BARNETTE**

on a separate and private examination, taken and made in the above named State and County by and before me, separately and apart from her said husband, did this day acknowledge before me, an officer authorized to take acknowledgments of deeds, that she executed the foregoing deed freely and voluntarily and without any compulsion, constraint, apprehension or fear of or from her said husband.

Witness my hand and official seal this

6th

day of

August

A. D. 1948, at

Joseph B Boyle
Notary Public, State of Florida in Charge
My commission expires July 29, 1951
Issued by American Surety Co. of N. Y.

My commission expires

7-29-51 day of

A. D. 19



RETURN TO
GIFT
207 S. CLIF
WEST PALM BEACH, FLA

7-15-48
2-15-48

Clara D. Boyle
Notary Public, State of Florida, D.C.

In Witness Whereof, I hereunto set my hand and affixed the seal of the Circuit Court of the 3rd Judicial Circuit of said State, in and for said County.

On this 6th day of August, A.D. 1948, at 4:30 o'clock P.M., this instrument was filed for record, and being duly acknowledged and proven, I have recorded the same on page 85-9 in the public records of said County. Record Verified

State of Florida,
County of PALM BEACH

Date
Method of Description



Fee Simple Deed

BOOK 838-0000

789

STATE OF _____, COUNTY OF _____, SS:

I Herby Certify, that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared ...

to me known to be the person ... described in and who executed the foregoing instrument and acknowledged before me that ... he executed the same.

Witness my hand and official seal in the County and State last aforesaid this

day of

Notary Public
My commission expires

3891

848 PAGE 488

(Ind. SW)

Nov 30 10 16 AM '63

SAD NO. 73
SECTION 93010-2521
STATE ROAD 5
Palm Beach COUNTY

Personal - 34

SPECIAL WARRANTY DEED

THIS INDENTURE made this 20th day of November, A. D. 1963
between V. M. Wray and Marion Deacon Wray, his wife

is part 102 of the first part and the STATE OF FLORIDA, for the use and benefit of the State Road Department of Florida, as party of the second part.

WITNESSETH, That the said part 102 of the first part, for and in consideration of the sum of One Dollar and other valuable considerations, paid, receipt of which is hereby acknowledged, do hereby grant, bargain, sell, and convey unto the party of the second part, its successors and assigns, the following described land, situate, lying and being in the County of Palm Beach State of Florida, to-wit:

The East 35 feet of Lots 1 and 4, Block 4 of Robert Addition to Town of Boynton, according to the plat thereof as recorded in Plat Book 1 at page 51 of the Public Records of Palm Beach County, Florida; lying in Section 21, Township 45 South, Range 43 East; containing 0.08 of an acre, more or less.

FLORIDA STATE ROAD DEPARTMENT
DIVISION OF RIGHTS OF WAY

DOCUMENTARY STAMPS
STATE
FEDERAL

JUL 18 1960

DESCRIPTION APPROVED
4th DISTRICT BY JLG

PALM BEACH
COUNTY

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
NOV 30 1963
2100
COMPTROLLER
P8.192171



30
21.00
11.55

848 PAGE 489

TO HAVE AND TO HOLD THE SAME, together with all and singular the appurtenances thereto belonging or in anywise incident or appertaining, forever, and the part _____ of the first part will defend the title thereto against all persons claiming by, through, or under the said part _____ of the first part.

IN WITNESS WHEREOF, said part 1st of the first part has set their hand and seal the date first above written

Signed, sealed and delivered
in the presence of:

Ronald H. Hender
Ann M. Perry

V. M. Whay (SEAL)

Marion Deacon Whay (SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

Signature of TWO witnesses
required above by Florida law

STATE OF FLORIDA

COUNTY OF PALM BEACH

Before me personally appeared V. M. WHAY
and MARION DEACON WHAY, his wife, to me well known
and known to me to be the individuals described in and who executed the foregoing instrument and
acknowledged before me that they executed the same for the purposes therein expressed.

WITNESS my hand and official seal this 20th day of November, A. D. 1962



Ann M. Perry
Notary Public in and for the County
and State aforesaid.

My Comm. Expires 12.1.65
My Commission Expires 12.1.65
I am a member of the American Bar Association
5-8-65

Recorded in Official Record Book
of Palm Beach County, Florida

J. ALEX ARNETTE
CLERK OF CIRCUIT COURT

SPECIAL WARRANTY DEED

Section _____

State Road _____

FROM

TO

STATE OF FLORIDA

Dated _____

196

FILED FOR RECORD

In the office of the Clerk of the Circuit Court for
the County of _____
State of Florida, on the _____ day of _____
A. D. 1962, Page _____
and recorded in Dead Book _____
and the record verified.

Clerk of Circuit Court

County, Florida

COURTY OF PALM BEACH DEED NO. 397-447.

THIS INSTRUMENT Made this December 9th, 1952,
between the STATE OF FLORIDA, by and through the Trustees
of the Internal Improvement Fund, party of the first part,
and V. M. WRAY and MARION DRAGON WRAY, his wife, both of
Palm Beach County, Florida, parties of the second part.

WHEREAS, pursuant to Section 9, Chapter 18, 196,
Laws of Florida, Acts of 1937, the party of the first part,
on March 23, 1940, sold to William A. Riedl the hereinafter
described lands in Palm Beach County, Florida; and,

WHEREAS, the said William A. Riedl died testate on
June 25, 1940; and,

WHEREAS, the party of the first part, not being
advised of the death of the said William A. Riedl, executed
its Palm Beach County Deed No. 397, to the said William A.
Riedl, on August 20, 1940, which deed was filed for record
in the office of the Clerk of the Circuit Court for Palm
Beach County, Florida, on October 24, 1945, and recorded in
Deed Book 732, at page 545, of the public records of said
county, all notwithstanding the death of the said William A.
Riedl aforesaid; and,

WHEREAS, the party of the first part is advised that
the said William A. Riedl, by his last will and testament
which was duly probated, devised his estate to his widow
Cornelia Riedl, who by quit claim deed transferred all her
right, title and interest in and to the hereinafter lands
to Hulda Barnette, who in turn transferred and conveyed
the same to V. M. Wray and Marion Dragon Wray, his wife,
the parties of the second part herein, who are still the
owners of the same; and,

WHEREAS, under and by virtue of Section 18,296, Florida Statutes, formerly Section 9, Chapter 18,296, Laws of Florida, Acts of 1937, title to certain lands; including the lands hereinafter described, vested in the State of Florida, and by which law the state is authorized and empowered to sell said lands through the Trustees of the Internal Improvement Fund of said state; and,

WHEREAS, title to the lands hereinafter described vested in the said state and party of the first part herein by reason of the failure of any one to redeem tax sale certificate number 5710, of the Palm Beach County, Florida, tax sale of 1930, which encumbered Lot 1, Block 4, Robert Addition to Town of Boynton, and tax sale certificate number 43,716, of the Palm Beach County, Florida, tax sale of 1933, which encumbered that part of $SE\frac{1}{4}$ of $SE\frac{1}{4}$ east of railway in Section 21, Township 45 South, Range 43 East, which certificates were more than two years old on the effective date of said Chapter 18,296; and,

WHEREAS, in strict compliance with Section 9, Chapter 18,296, Laws of Florida, Acts of 1937, and pursuant to notice given by publication in accordance with the requirements of said law the above lands referred to and encumbered by the above described tax sale certificates were, on March 23, 1940, offered for sale, in Palm Beach County, Florida, and bids were received and the bid of William A. Riedl, in the amount hereinafter set forth, was found to be the highest and best bid therefor and the said lands were struck off to him in consideration of his said bid. Now, therefore,

KNOW ALL MEN BY THESE PRESENTS, That the State of Florida, by and through the Trustees of the Internal Improvement Fund of said state, in strict compliance with Section

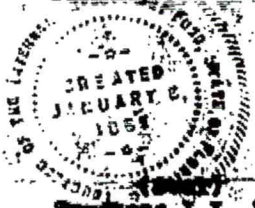
192.38, Florida Statutes (formerly Section 9, Chapter 18,296, Laws of Florida, Acts of 1937), for and in consideration of the sum of Twenty (\$20.00) Dollars to it in hand paid by William A. Riedl (now deceased), the receipt of which is hereby acknowledged, have granted, bargained and sold, and by these presents do grant, bargain, sell and convey to V. M. WRAY and MARION DEACON WRAY, his wife (the successors in interest to William A. Riedl as aforesaid), their heirs, successors and assigns forever, the following described land, situate, lying and being in Palm Beach County, Florida, to wit:

Lot 1, Block 4, Robert Addition to Town of Boynton, Florida; being

That part of $\frac{1}{2}$ of $\frac{1}{2}$ East of railway, in Section 21, Township 45 South, Range 43 East.

TO HAVE AND TO HOLD the above described and granted premises unto the said V. M. WRAY and MARION DEACON WRAY, his wife, and their heirs, successors and assigns, in fee simple forever.

IN TESTIMONY WHEREOF the Trustees of the Internal Improvement Fund of the State of Florida, have hereunto subscribed their names and the official seal of the said trustees, and have caused the seal of the Department of Agriculture of the State of Florida to be hereto affixed, at the Capitol, in the City of Tallahassee, Florida, the day and year first above written.



Trustees I.I. Fund

STATE OF FLORIDA

BY: Fuller Warren (SEAL)
Governor

C. M. Bay (SEAL)
Comptroller

Edwin Larson (SEAL)
Treasurer

Richard W. Williams (SEAL)
Attorney General

Commissioner of Agriculture (SEAL)

And transmitting the Trustees of the Internal Improvement Fund of the State of Florida.

This instrument was filed for Record at 4 PM 8 day of Jan 1938 and recorded in Book 1003 Page 494 Recd. (Certified) J. Alex Arnette Clerk Circuit Court, Palm Beach County, Fla. By Arthur J. Arnette Deputy Clerk.



25360

This Quit-Claim Deed, Executed this 6 day of
VINCENT M. WRAY, a single man

first party, is MARION D. WRAY

whose postoffice address is 611 N.E. 7th Avenue, Boynton Beach, Florida,

second party

(Whoever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the said first party, for and in consideration of the sum of \$10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Palm Beach State of Florida to-wit:

Parcel 1:

Lot 22, Block 1, Boynton Place, a subdivision in the City of Boynton Beach, Florida, according to the plat thereof on file in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 11, page 40.

Parcel 2:

Lots 1 and 4, Block 4, ROBERT ADDITION, less the East 35 feet thereof, a subdivision in the City of Boynton Beach, Florida, according to the plat thereof on file in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 1, page 51.

TOGETHER with all furnishings, fixtures and furniture contained therein.

This is to confirm the Deed recorded in Official Record Book 1794, page 224, Palm Beach County, Florida public records.

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Donald H. Lewis

Charles J. Brown

Vincent M. Wray

STATE OF FLORIDA,
COUNTY OF PALM BEACH



I HEREBY CERTIFY that on this day, before me, an

VICENT M. WRAY

is the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

Witness my hand and official seal in the County and State last aforesaid this 10 day of April A. D. 1970

Donald H. Lewis
Notary Public, State of Florida
at Large

My commission expires:

August 6, 1971

421804 1475

Recorded in S. R. Book 8
Record verified
Palm Beach County, Fla.,
John S. Banks
Clerk Circuit Court

APR 11 1970

DOCUMENTARY
SURTAX
\$00.55



92762
PALM BEACH
COUNTY

to be a Quit-Claim



Rec 6.60
Stamp 192.50

SEP-09-1988 09:00am 88-250353

This Instrument Prepared by
and return to:
FRED WEINSTEIN, ESQ.
125 East Boynton Beach Blvd.
Boynton Beach, Florida 33435
(305) 732-8181

ORB 5801 Pg 1250

Con 35,000.00 Doc 192.50
JOHN B DUNKLE, CLERK - PB COUNTY, FL

WARRANTY DEED

This Indenture made this 7th day of September, 1988 BETWEEN MARION D. WRAY, a single woman, of 611 N.E. 7th Street, Boynton Beach, FL, GRANTOR*, and ROBERT M. ROWLAND and PATRICIA A. ROWLAND, his wife, of 629 West Drive, Delray Beach, FL 33445, GRANTEE*.

WITNESSETH:

That said Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and grantee's heirs forever the following described land located in the County of Palm Beach, State of Florida, to-wit:

LOTS 1 AND 4, LESS THE EAST 38 FEET THEREOF, BLOCK 4, ROBERT ADDITION TO THE TOWN OF BOYNTON BEACH, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 51, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*Singular and plural are interchangeable as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

WITNESSES

Fred Weinstein
Anna Rowland

Marion D. Wray
MARION D. WRAY

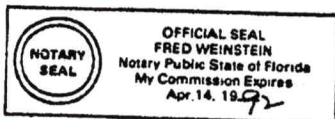
COUNTY OF PALM BEACH
STATE OF FLORIDA

I HEREBY CERTIFY that on this 7th day of September, 1988, before me, an officer duly qualified to take acknowledgements, personally appeared:

MARION D. WRAY

to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed the same.

Fred Weinstein
Notary Public
My Commission Expires:



RECORD VERIFIED
PALM BEACH COUNTY, FLA
JOHN B. DUNKLE
CLERK CIRCUIT COURT

Prepared by and Return to:

Lynda J. Kramer
Seacrest Title Company
900 W. Linton Blvd. #102
Delray Beach, FL 33444
File No. 7412

MAR-14-1976 8:23am 96-085438
ORB 9184 Pg 1078
SINCE 1971 001111 1111 1111
Con 64,600.00 Doc 452.20
DOROTHY H. WILKEN, CLERK PB COUNTY, FL

WARRANTY DEED (Statutory Form - Sec. 689.02, F.S.)

THIS INDENTURE, made this the 24th day of February, 1976, between **ROBERT M. ROWLAND AND PATRICIA A. ROWLAND, HIS WIFE**, whose mailing address is: 629 WEST DRIVE, DELRAY BEACH, FLORIDA 33445 (Social Security No. 103-38-6156 and 244-27-2163, respectively), Grantor*;

TO: **JAMES R. HUDSON** (Social Security No. 254-42-2933), whose mailing address is: 3105 N. Federal Highway, City of Delray Beach, State of FL, 33435 Grantee*.

WITNESSETH, that said Grantor, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Palm Beach County, Florida, to-wit:

Lots 1 and 4, less the East 38 feet thereof, Block 4, of ROBERT ADDITION TO THE TOWN OF BOYNTON BEACH, according to the Plat thereof, as recorded in Plat Book 1, Page 51, of the Public Records of Palm Beach County, Florida.

Property control # 08-43-~~454004~~-0010

SUBJECT TO the above described Declaration of Condominium, including all amendments, exhibits and attachments thereto, which the Grantee agrees to observe and perform, including but not limited to the payment of assessments thereunder.

SUBJECT TO restrictions, reservations and easements of record, if any; taxes subsequent to the year 199 and all valid zoning ordinances.

AND said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*"Grantor" and "Grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:
(2 different witnesses please)

SIGN: [Signature]
type/print: JAY A JOSEPHSON
WITNESS

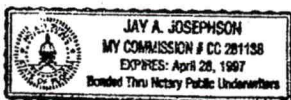
SIGN: [Signature]
type/print: LYNDA J. KRAMER
WITNESS

[Signature]
ROBERT M. ROWLAND

[Signature]
PATRICIA A. ROWLAND

State of FLORIDA :
County of PALM BEACH :

The foregoing instrument was acknowledged before me this the 24th day of February, 1976 by **ROBERT M. ROWLAND AND PATRICIA A. ROWLAND, HIS WIFE**, (who is personally known to me) or (who has/have produced deeds as identification) and who did not take an oath.



[Signature]
Notary Public
Type/Print: JAY A JOSEPHSON
My Commission Expires:
(SEAL)

2

CO 99-2150

三三

39 APR -6 PM 12:36

CL. CT. FAMILY DIV.

Wife/Respondent.

CH. CT. FAMILY DIV.

39 APR -6 PM 12:36

39 APR -6 PM 12:36

39 APR -6 PM 12:36

39 APR -6 PM 12:36

Roger B. Colton
CIRCUIT JUDGE



Robert A. Feldman, Esquire, Attorney for Petitioner, 2101 West Commercial Blvd., Suite 5400,
Fort Lauderdale, Florida 33309

Rita D. Hudson, 709 Juniper Drive, North Palm Beach, Florida 33408

IN THE CIRCUIT COURT OF THE FIFTEENTH JUDICIAL CIRCUIT,
IN AND FOR PALM BEACH COUNTY, FLORIDA

Case No.: 502010DR005850XXXXSB

JAMES R HUDSON,

Petitioner,

and

EARLENE K HUDSON,

Respondent.

FILED
2010 JUL 30 PM 2:53
SHARON R. BOCK, CLERK
PALM BEACH COUNTY, FL
SOUTH CITY BRANCH-FILED

**FINAL JUDGMENT OF DISSOLUTION OF MARRIAGE WITH
NO PROPERTY OR DEPENDENT OR MINOR CHILD(REN) (UNCONTESTED)**

This cause came before this Court for a hearing on a Petition for Dissolution of Marriage. The Court, having reviewed the file and heard the testimony, makes these findings of fact and reaches these conclusions of law:

1. The Court has jurisdiction over the subject matter and the parties.
2. At least one party has been a resident of the State of Florida for more than 6 months immediately before filing the Petition for Dissolution of Marriage.
3. The parties have no minor or dependent children in common, and the wife is not pregnant.
4. The marriage between the parties is irretrievably broken. Therefore, the marriage between the parties is dissolved, and the parties are restored to the status of being single.
5. There is no marital property or marital debts to divide, as the parties have previously divided all of their personal property. Therefore, each is awarded the personal property he or she presently has in his or her possession. Each party shall be responsible for any debts in his or her own name.
6. () yes () no The wife's former name of _____ is restored.
7. The Court reserves jurisdiction to enforce this judgment.

ORDERED on this 30th day of JULY, 2010, in Palm Beach County, Florida.


JUDGE MARTIN H. COLIN
CIRCUIT JUDGE

COPIES TO:

JAMES R HUDSON , 522 N.E. 5TH AV BOYNTON BEACH, FL 33435

EARLENE K HUDSON , 2055 TIGRIS DRIVE EAST WEST PALM BEACH, FL 33411



Prepared by and return to:

George W. Mathews, III
Vice President
First Priority Title Company
1325 South Congress Avenue Suite 104
Boynton Beach, FL 33426
561-738-1370
File Number: 12-1103-NC
Will Call No.: 13MP

CFN 20130142667
OR BK 25904 PG 1678
RECORDED 03/27/2013 17:05:48
Palm Beach County, Florida
AMT 200,000.00
Doc Stamp 1,400.00
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 1678 - 1679; (2pgs)

Parcel Identification No. 08-43-45-21-26-004-0010

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 12th day of March, 2013 between **James R. Hudson, a single man** whose post office address is 3921 W. Cherry St., Tampa, FL 33607 of the County of Hillsborough, State of Florida, grantor*, and **FBDC, LLC, a Florida Limited Liability Company** whose post office address is 4220 75th street West, Bradenton, FL 34209 of the County of Manatee, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Palm Beach County, Florida**, to-wit:

Parcel 1: Lots 1 and 4, Less the East 35 feet thereof, Block 4, ROBERT ADDITION TO TOWN OF BOYNTON, according to the plat thereof, as recorded in Plat Book 1, Page 51, of the Public Records of Palm Beach County, Florida.

Parcel 2: The East 34.5 feet of Lot 2 and the East 32 feet of the North 25 feet of Lot 3, Block 4, ROBERT ADDITION TO TOWN OF BOYNTON, according to the plat thereof, as recorded in Plat Book 1, Page 51, of the Public Records of Palm Beach County, Florida.


and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

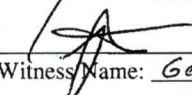
* "Grantor" and "Grantee" are used for singular or plural, as context requires.

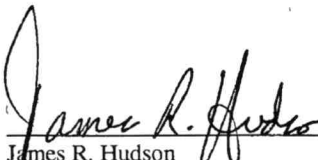
DoubleTime®

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Name: THOMAS F. CINQUART

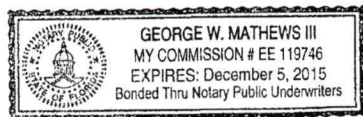

Witness Name: George W. Mathews


James R. Hudson (Seal)

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me this 13th day of March, 2013 by James R. Hudson, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]




Notary Public

Printed Name: _____

My Commission Expires: _____

✓ Seacrest Title Company
900 W. Linton Blvd
Delray Beach, Florida
33444

MAR-14-1976 8:23am 96-085439
ORB 9164 Pg 1077
1 11111111 11111111 11111111
Con 64,600.00 Doc 226.10
Int 129.20

[Space Above This Line For Recording Data]

MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on 19..... The mortgagor is JAMES R. HUDSON

..... ("Borrower"). This Security Instrument is given to ROBERT M. ROWLAND AND PATRICIA A. ROWLAND, which is organized and existing under the laws of State of Florida, and whose address is 629 WEST DRIVE DELRAY BEACH, FL 33445 ("Lender").

Borrower owes Lender the principal sum of Sixty Four Thousand Six Hundred and 00/100----- Dollars (U.S. \$ ****64,600.00). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on.....

This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications of the Note; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender the following described property located in..... County, Florida:

LOTS 1 AND 4 LESS THE EAST 38 FEET THEREOF BLOCK 4, OF ROBERT ADDITION TO THE TOWN OF BOYNTON BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 51, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

which has the address of 611 N.E. 7TH STREET BOYNTON BEACH
[Street] [City]
Florida..... ("Property Address");
[Zip Code]

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest; Prepayment and Late Charges. Borrower shall promptly pay when due the principal of and interest on the debt evidenced by the Note and any prepayment and late charges due under the Note.

2. Funds for Taxes and Insurance. Subject to applicable law or to a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments are due under the Note, until the Note is paid in full, a sum ("Funds") for: (a) yearly taxes and assessments which may attain priority over this Security Instrument as a lien on the Property; (b) yearly leasehold payments or ground rents on the Property, if any; (c) yearly hazard or property insurance premiums; (d) yearly flood insurance premiums, if any; (e) yearly mortgage insurance premiums, if any; and (f) any sums payable by Borrower to Lender, in accordance with the provisions of paragraph 8, in lieu of the payment of mortgage insurance premiums. These items are called "Escrow Items." Lender may, at any time, collect and hold Funds in an amount not to exceed the maximum amount a lender for a federally related mortgage loan may require for Borrower's escrow account under the federal Real Estate Settlement Procedures Act of 1974 as amended from time to time, 12 U.S.C. § 2601 *et seq.* ("RESPA"), unless another law that applies to the Funds sets a lesser amount. If so, Lender may, at any time, collect and hold Funds in an amount not to exceed the lesser amount. Lender may estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with applicable law.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is such an institution) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items. Lender may not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. However, Lender may require Borrower to pay a one-time charge for an independent real estate tax reporting service used by Lender in connection with this loan, unless applicable law provides otherwise. Unless an agreement is made or applicable law requires interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Borrower and Lender may agree in writing, however, that interest shall be paid on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds, showing credits and debits to the Funds and the purpose for which each debit to the Funds was made. The Funds are pledged as additional security for all sums secured by this Security Instrument.

If the Funds held by Lender exceed the amounts permitted to be held by applicable law, Lender shall account to Borrower for the excess Funds in accordance with the requirements of applicable law. If the amount of the Funds held by Lender at any time is not sufficient to pay the Escrow Items when due, Lender may so notify Borrower in writing, and, in such case Borrower shall pay to Lender the amount necessary to make up the deficiency. Borrower shall make up the deficiency in no more than twelve monthly payments, at Lender's sole discretion.

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds held by Lender. If, under paragraph 21, Lender shall acquire or sell the Property, Lender, prior to the acquisition or sale of the Property, shall apply any Funds held by Lender at the time of acquisition or sale as a credit against the sums secured by this Security Instrument.

3. Application of Payments. Unless applicable law provides otherwise, all payments received by Lender under paragraphs 1 and 2 shall be applied: first, to any prepayment charges due under the Note; second, to amounts payable under paragraph 2; third, to interest due; fourth, to principal due; and last, to any late charges due under the Note.

4. Charges; Liens. Borrower shall pay all taxes, assessments, charges, fines and impositions attributable to the Property which may attain priority over this Security Instrument, and leasehold payments or ground rents, if any. Borrower shall pay these obligations in the manner provided in paragraph 2, or if not paid in that manner, Borrower shall pay them on time directly to the person owed payment. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this paragraph. If Borrower makes these payments directly, Borrower shall promptly furnish to Lender receipts evidencing the payments.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender; (b) contests in good faith the lien by, or defends against enforcement of the lien in, legal proceedings which in the Lender's opinion operate to prevent the enforcement of the lien; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which may attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Borrower shall satisfy the lien or take one or more of the actions set forth above within 10 days of the giving of notice.

5. Hazard or Property Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage" and any other hazards, including floods or flooding, for which Lender requires insurance. This insurance shall be maintained in the amounts and for the periods that Lender requires. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's approval which shall not be unreasonably withheld. If Borrower fails to maintain coverage described above, Lender may, at Lender's option, obtain coverage to protect Lender's rights in the Property in accordance with paragraph 7.

All insurance policies and renewals shall be acceptable to Lender and shall include a standard mortgage clause. Lender shall have the right to hold the policies and renewals. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower.

Unless Lender and Borrower otherwise agree in writing, insurance proceeds shall be applied to restoration or repair of the Property damaged, if the restoration or repair is economically feasible and Lender's security is not lessened. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. If Borrower abandons the Property, or does not answer within 30 days a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may collect the insurance proceeds. Lender may use the proceeds to repair or restore the Property or to pay sums secured by this Security Instrument, whether or not then due. The 30-day period will begin when the notice is given.

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of the payments. If under paragraph 21 the Property is acquired by Lender, Borrower's right to any insurance policies and proceeds resulting from damage to the Property prior to the acquisition shall pass to Lender to the extent of the sums secured by this Security Instrument immediately prior to the acquisition.

6. Occupancy, Preservation, Maintenance and Protection of the Property; Borrower's Loan Application; Leaseholds. Borrower shall occupy, establish, and use the Property as Borrower's principal residence within sixty days after the execution of this Security Instrument and shall continue to occupy the Property as Borrower's principal residence for at least one year after the date of occupancy, unless Lender otherwise agrees in writing, which consent shall not be unreasonably withheld, or unless extenuating circumstances exist which are beyond Borrower's control. Borrower shall not destroy, damage or impair the Property, allow the Property to deteriorate, or commit waste on the Property. Borrower shall be in default if any forfeiture action or proceeding, whether civil or criminal, is begun that in Lender's good faith judgment could result in forfeiture of the Property or otherwise materially impair the lien created by this Security Instrument or Lender's security interest. Borrower may cure such a default and reinstate, as provided in paragraph 18, by causing the action or proceeding to be dismissed with a ruling that, in Lender's good faith determination, precludes forfeiture of the Borrower's interest in the Property or other material impairment of the lien created by this Security Instrument or Lender's security interest. Borrower shall also be in default if Borrower, during the loan application process, gave materially false or inaccurate information or statements to Lender (or failed to provide Lender with any material information) in connection with the loan evidenced by the Note, including, but not limited to, representations concerning Borrower's occupancy of the Property as a principal residence. If this Security Instrument is on a leasehold, Borrower shall comply with all the provisions of the lease. If Borrower acquires fee title to the Property, the leasehold and the fee title shall not merge unless Lender agrees to the merger in writing.

7. Protection of Lender's Rights in the Property. If Borrower fails to perform the covenants and agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect Lender's rights in the Property (such as a proceeding in bankruptcy, probate, for condemnation or forfeiture or to enforce laws or regulations), then Lender may do and pay for whatever is necessary to protect the value of the Property and Lender's rights in the Property. Lender's actions may include paying any sums secured by a lien which has priority over this Security Instrument, appearing in court, paying reasonable attorneys' fees and entering on the Property to make repairs. Although Lender may take action under this paragraph 7, Lender does not have to do so.

Any amounts disbursed by Lender under this paragraph 7 shall become additional debt of Borrower secured by this Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest from the date of disbursement at the Note rate and shall be payable, with interest, upon notice from Lender to Borrower requesting payment.

8. Mortgage Insurance. If Lender required mortgage insurance as a condition of making the loan secured by this Security Instrument, Borrower shall pay the premiums required to maintain the mortgage insurance in effect. If, for any reason, the mortgage insurance coverage required by Lender lapses or ceases to be in effect, Borrower shall pay the premiums required to obtain coverage substantially equivalent to the mortgage insurance previously in effect, at a cost substantially equivalent to the cost to Borrower of the mortgage insurance previously in effect, from an alternate mortgage insurer approved by Lender. If substantially equivalent mortgage insurance coverage is not available, Borrower shall pay to Lender each month a sum equal to one-twelfth of the yearly mortgage insurance premium being paid by Borrower when the insurance coverage lapsed or ceased to be in effect. Lender will accept, use and retain these payments as a loss reserve in lieu of mortgage insurance. Loss reserve payments may no longer be required, at the option of Lender, if mortgage insurance coverage (in the amount and for the period that Lender requires) provided by an insurer approved by Lender again becomes available and is obtained. Borrower shall pay the premiums required to maintain mortgage insurance in effect, or to provide a loss reserve, until the requirement for mortgage insurance ends in accordance with any written agreement between Borrower and Lender or applicable law.

9. Inspection. Lender or its agent may make reasonable entries upon and inspections of the Property. Lender shall give Borrower notice at the time of or prior to an inspection specifying reasonable cause for the inspection.

10. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of any part of the Property, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender.

In the event of a total taking of the Property, the proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. In the event of a partial taking of the Property in which the fair market value of the Property immediately before the taking is equal to or greater than the amount of the sums secured by this Security Instrument immediately before the taking, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the taking, divided by (b) the fair market value of the Property immediately before the taking. Any balance shall be paid to Borrower. In the event of a partial taking of the Property in which the fair market value of the Property immediately before the taking is less than the amount of the sums secured immediately before the taking, unless Borrower and Lender otherwise agree in writing or unless applicable law otherwise provides, the proceeds shall be applied to the sums secured by this Security Instrument whether or not the sums are then due.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the condemnor offers to make an award or settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is authorized to collect and apply the proceeds, at its option, either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due.

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of such payments.

11. Borrower Not Released; Forbearance By Lender Not a Waiver. Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to any successor in interest of Borrower shall not operate to release the liability of the original Borrower or Borrower's successors in interest. Lender shall not be required to commence proceedings against any successor in interest or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.

12. Successors and Assigns Bound; Joint and Several Liability; Co-signers. The covenants and agreements of this Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower, subject to the provisions of paragraph 17. Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this Security Instrument but does not execute the Note: (a) is co-signing this Security Instrument only to mortgage, grant and convey that Borrower's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower may agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without that Borrower's consent.

13. Loan Charges. If the loan secured by this Security Instrument is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge under the Note.

14. Notices. Any notice to Borrower provided for in this Security Instrument shall be given by delivering it or by mailing it by first class mail unless applicable law requires use of another method. The notice shall be directed to the Property Address or any other address Borrower designates by notice to Lender. Any notice to Lender shall be given by first class mail to Lender's address stated herein or any other address Lender designates by notice to Borrower. Any notice provided for in this Security Instrument shall be deemed to have been given to Borrower or Lender when given as provided in this paragraph.

15. Governing Law; Severability. This Security Instrument shall be governed by federal law and the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Security Instrument or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision. To this end the provisions of this Security Instrument and the Note are declared to be severable.

16. Borrower's Copy. Borrower shall be given one conformed copy of the Note and of this Security Instrument.

17. Transfer of the Property or a Beneficial Interest in Borrower. If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural

person) without Lender's prior written consent. Lender may, at its option, require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of this Security Instrument.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

18. Borrower's Right to Reinstate. If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the earlier of: (a) 5 days (or such other period as applicable law may specify for reinstatement) before sale of the Property pursuant to any power of sale contained in this Security Instrument; or (b) entry of a judgment enforcing this Security Instrument. Those conditions are that Borrower: (a) pays Lender all sums which then would be due under this Security Instrument and the Note as if no acceleration had occurred; (b) cures any default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, reasonable attorneys' fees; and (d) takes such action as Lender may reasonably require to assure that the lien of this Security Instrument, Lender's rights in the Property and Borrower's obligation to pay the sums secured by this Security Instrument shall continue unchanged. Upon reinstatement by Borrower, this Security Instrument and the obligations secured hereby shall remain fully effective as if no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under paragraph 17.

19. Sale of Note; Change of Loan Servicer. The Note or a partial interest in the Note (together with this Security Instrument) may be sold one or more times without prior notice to Borrower. A sale may result in a change in the entity (known as the "Loan Servicer") that collects monthly payments due under the Note and this Security Instrument. There also may be one or more changes of the Loan Servicer unrelated to a sale of the Note. If there is a change of the Loan Servicer, Borrower will be given written notice of the change in accordance with paragraph 14 above and applicable law. The notice will state the name and address of the new Loan Servicer and the address to which payments should be made. The notice will also contain any other information required by applicable law.

20. Hazardous Substances. Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property that is in violation of any Environmental Law. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property.

Borrower shall promptly give Lender written notice of any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge. If Borrower learns, or is notified by any governmental or regulatory authority, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law.

As used in this paragraph 20, "Hazardous Substances" are those substances defined as toxic or hazardous substances by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials. As used in this paragraph 20, "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection.

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

21. Acceleration; Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under paragraph 17 unless applicable law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument, foreclosure by judicial proceeding and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the non-existence of a default or any other defense of Borrower to acceleration and foreclosure. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may foreclose this Security Instrument by judicial proceeding. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph 21, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

22. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument without charge to Borrower. Borrower shall pay any recordation costs.

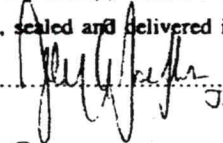
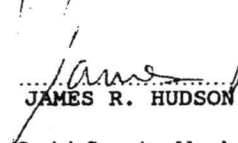
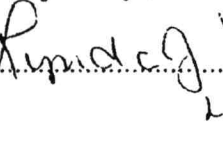
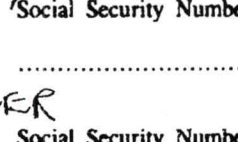
23. Attorneys' Fees. As used in this Security Instrument and the Note, "attorneys' fees" shall include any attorneys' fees awarded by an appellate court.

24. Riders to this Security Instrument. If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants and agreements of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument. [Check applicable box(es)]

- | | | |
|--|---|---|
| <input type="checkbox"/> Adjustable Rate Rider | <input type="checkbox"/> Condominium Rider | <input type="checkbox"/> 1-4 Family Rider |
| <input type="checkbox"/> Graduated Payment Rider | <input type="checkbox"/> Planned Unit Development Rider | <input type="checkbox"/> Biweekly Payment Rider |
| <input type="checkbox"/> Balloon Rider | <input type="checkbox"/> Rate Improvement Rider | <input type="checkbox"/> Second Home Rider |
| <input type="checkbox"/> Other(s) [specify] | | |

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it.

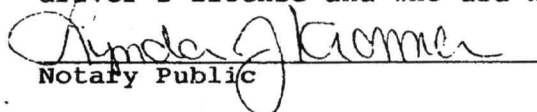
Signed, sealed and delivered in the presence of:

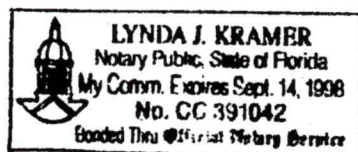
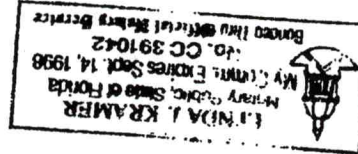
 JAMES R. HUDSON Social Security Number 254-48-2933	 LINDA J. KRAMER Social Security Number
 JAMES R. HUDSON Social Security Number 254-48-2933	 LINDA J. KRAMER Social Security Number

[Space Below This Line For Acknowledgment]

STATE OF FLORIDA:
COUNTY OF PALM BEACH:

The foregoing instrument was acknowledged before me this the 29th day of February, 1996, by JAMES R. HUDSON, who has produced a driver's license and who did not take an oath.


Notary Public





CFN 20130142668
OR BK 25904 PG 1680
RECORDED 03/27/2013 17:05:48
Palm Beach County, Florida
AMT 200,000.00
Deed Doc 700.00
Intang 400.00
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 1680 - 1684; (5pgs)

Prepared by and return to:
George W. Mathews, III
Vice President
First Priority Title Company
1325 South Congress Avenue Suite 104
Boynton Beach, FL 33426
561-738-1370
File Number: 12-1103-NC
Will Call No.: 13MP

[Space Above This Line For Recording Data]

MORTGAGE

This Indenture, Made this **March 12, 2013** by and between **FBDC, LLC, a Florida Limited Liability Company** whose address is **4220 75th street West, Bradenton, FL 34209**, hereinafter called the **Mortgagor**, and **James R. Hudson, a single man** whose address is **3921 W. Cherry St., Tampa, FL 33607**, hereinafter called the **Mortgagee**:

The terms "Mortgagor" and "Mortgagee" shall include heirs, personal representatives, successors, legal representatives and assigns, and shall denote the singular and/or the plural, and the masculine and/or the feminine and natural and/or artificial persons, whenever and wherever the context so admits or requires.

Witnesseth, that the said Mortgagor, for and in consideration of the aggregate sum named in the promissory note, a copy of which is attached hereto and made a part hereof, the receipt of which is hereby acknowledged, does grant, bargain and sell to the said Mortgagee, his successors and assigns, in fee simple, the following described land, situate, lying and being in **Palm Beach County, Florida**, to-wit:

Parcel 1: Lots 1 and 4, Less the East 35 feet thereof, Block 4, ROBERT ADDITION TO TOWN OF BOYNTON, according to the plat thereof, as recorded in Plat Book 1, Page 51, of the Public Records of Palm Beach County, Florida.

Parcel 2: The East 34.5 feet of Lot 2 and the East 32 feet of the North 25 feet of Lot 3, Block 4, ROBERT ADDITION TO TOWN OF BOYNTON, according to the plat thereof, as recorded in Plat Book 1, Page 51, of the Public Records of Palm Beach County, Florida.

And the said Mortgagor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever (subject to the terms of the Promissory Note).

Provided always, that if said Mortgagor, his successors or assigns, shall pay unto the said Mortgagee, his successors or assigns, that certain promissory note, of even date herewith in the original principal amount of Two Hundred Thousand Dollars (\$200,000.00) in accordance with the terms therein provided, and by reference being made a part hereof to the same extent as though set out in full herein, and Mortgagor shall perform, comply with and abide by each and every stipulation, agreement, condition and covenant of said promissory note and of this mortgage, and shall duly pay all taxes, all insurance premiums reasonably required, all costs and expenses including reasonable attorneys fees that Mortgagee may incur in collecting money secured by this mortgage, and also in enforcing this mortgage by suit or otherwise, then this mortgage and the estate hereby created shall cease and be null and void.

Mortgagor hereby covenants and agrees:

1. To pay the principal and interest and other sums of money payable by virtue of said promissory note and this mortgage, or either, promptly on the days respectively the same severally come due.

Initials: 
DoubleTime

2. To keep the buildings now or hereafter on the land insured for fire and extended coverage in a sum at least equal to the amount owed on the above described promissory note, and name the Mortgagee as loss payees, and to furnish Mortgagee with a copy of all current policies. If Mortgagor does not provide Mortgagee with copies of the policies showing Mortgagee as loss payees after 15 days written demand by Mortgagee, then Mortgagee may purchase such insurance and shall add any payments made for such policy to the principal balance owed on the mortgage, and such payments shall accrue interest at the maximum rate of interest allowed by law. In the event any sum of money becomes payable under such policy, Mortgagee, his legal representatives or assigns, shall have the option to receive and apply the same on account of the indebtedness hereby secured or to permit Mortgagor to receive and use it or any part thereof for repair or replacement, without hereby waiving or impairing any equity, lien or right under or by virtue of this mortgage. In the event of loss Mortgagor shall give immediate notice to Mortgagee.
3. To permit, commit or suffer no waste, impairment or deterioration of the property, or any part thereof.
4. To permit no other lien or mortgage to be placed ahead of this mortgage.
5. Mortgagor shall provide proof of payment of annual real estate taxes by March 15, for the preceding years taxes. In the event that Mortgagor does not pay the taxes by such date, the Mortgagee may pay the taxes and the full amount of such payment by Mortgagee shall be added to the principal balance owed on the mortgage, and shall accrue interest at the maximum rate allowed by law.
6. The Mortgagee may, at any time pending a suit upon this mortgage, apply to the court having jurisdiction thereof for the appointment of a receiver, and such court shall forthwith appoint a receiver, and such receiver shall have all the broad and effective functions and powers in anywise entrusted by a court to a receiver, and such appointment shall be made by such court as an admitted equity and a matter of absolute right to said Mortgagee. The rents, profits, income, issues, and revenues shall be applied by such receiver according to the lien of this mortgage.
7. If any of the sums of money due and owing to Mortgagee under the terms of the promissory note and this mortgage, including but not limited to any advance made by Mortgagee for the payment of insurance or taxes, are not paid within 15 days after the same become due and payable, or if each of the stipulations, agreements, conditions and covenants of the promissory note and this mortgage, or either, are not fully performed or complied with the aggregate sum owed on the promissory note shall become due and payable forthwith or thereafter at the option of Mortgagee, his successors, legal representatives, or assigns.

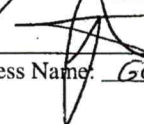
This mortgage and the note hereby secured shall be construed and enforced according to the laws of the State of Florida.

The principal sum secured hereby, along with any interest to be paid in accordance with the terms of the note secured hereby, shall immediately become due and payable without notice, if a transfer of title to the premises by sale or otherwise is made without the Mortgagee's written consent, while this mortgage remains a lien thereon, at the option of Mortgagee, his successors, legal representatives, or assigns.

Executed at **Palm Beach County, Florida** on the date written above.

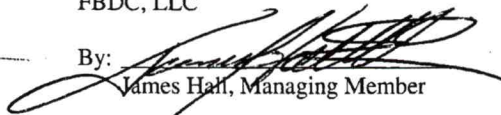
Signed, sealed and delivered in the presence of:


Witness Name: THOMAS F. RINEHART


Witness Name: George L. Mather

FBDC, LLC

By:

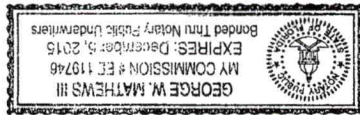

James Hall, Managing Member

(Corporate Seal)

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me this 13¹² day of March, 2013 by James Hall, Managing Member of FBDC, LLC, on behalf of the company. He/she ☐ is personally known to me or ☒ has produced a driver's license as identification.

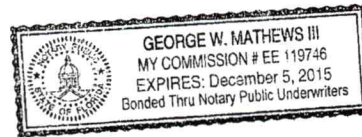
[Notary Seal]



Notary Public

Printed Name: _____

My Commission Expires: _____



PROMISSORY NOTE

\$200,000.00

March 12, 2013

On or before April 1, 2018, for value received, the undersigned promises to pay to the order of James R. Hudson at 3921 W. Cherry Street, Tampa, FL 33607, or at such other place as the payee shall designate in writing, the principal sum of Two Hundred Thousand Dollars (\$200,000.00), together with interest from date on the unpaid balance at the rate of six percent (6.0%) per annum, until paid, in monthly installments of One Thousand Five Hundred Dollars (\$1,500.00) commencing on the 1st day of May, 2013, and on the 1st day of each and every month thereafter thru the payment due April 1, 2014. Payments shall be due in monthly installments of Two Thousand Dollars (\$2,000.00) commencing on the 1st day of May, 2014, and on the 1st day of each and every month thereafter until April 1, 2018, when all outstanding principal and interest shall be due and payable. All payments made hereunder shall first be applied to the payment of accrued interest and the balance thereof shall then be applied toward the payment of the unpaid principal.

The parties recognize that there are three mortgages of record against the property for which satisfactions have not been filed of record. These mortgages are in favor of Robert M. Rowland and Patricia A. Rowland and recorded in Official Record Book 9164, Page 1077; in favor of Fred E. Aldrich and recorded in Official Record Book 9233, Page 1262; and in favor of Advanta National Bank USA and recorded in Official Record Book 9538, Page 1778, all of the Public Records of Palm Beach County, Florida.

The parties further recognize that there are two Code Enforcement Liens filed against the property which are recorded in Official Record Book 9641, Page 1714 and Official Record Book 9641, Page 1717, both of the Public Records of Palm Beach County, Florida. James R. Hudson SHALL NOT be responsible for resolving these code matters NOR shall he be responsible for any financial obligations in connection therewith.

And the parties also recognize that the legal description in the deed into James R. Hudson left out the East 3 feet of the property. Maker shall have no responsibility to cure this defect.

The makers and endorsers of this note further waive demand, notice of nonpayment and protest and agree in case suit shall be brought for the collection hereof or the same has to be collected upon demand of an attorney to pay reasonable attorney's fees for making such collection.

If the Note Holder has not received the full amount of any monthly payment by the end of fifteen (15) calendar days after the date it is due, there will be a late charge to the Note Holder. The amount of the charge will be Seventy Five Dollars (\$75.00).

This note may be satisfied and discharged without penalty prior to maturity.



This note is due and payable upon the sale of the property upon which a mortgage has been placed to secure this indebtedness known as 521 N. Federal Highway and 522 N.E. 5th Avenue, Boynton Beach, FL 33435.

After maturity or default, this Note shall bear interest at the highest rate permitted under then applicable law, provided, however, in the event there is no such highest rate applicable, or in the event such highest rate is otherwise indeterminable, the parties agree that the applicable rate shall be 18% per annum, provided further, however, that in no event shall such rate exceed the highest rate permissible under the applicable law.

FBDC, LLC, a Florida
limited liability company

By: 

James W. Hall II, Managing Member

Makers address:

4220 75th Street West
Bradenton, FL 34209

PALM BEACH COUNTY

DEED NO. 397

(1) THIS DEED Made by the State of Florida by and through the Trustees of the Internal Improvement Fund to
William A. Riedl of the City of Boynton County of
Palm Beach State of Florida

WITNESSETH:

WHEREAS, Under and by virtue of the provisions of Section 9 of Chapter 18396, Laws of Florida, Acts of 1937, title to certain lands, including the lands hereinafter described, vested in the State of Florida and the State by said section of said chapter is authorized and empowered to sell said lands through the Trustees of the Internal Improvement Fund of the State of Florida, and

WHEREAS, Title to the lands hereinafter described vested in the State of Florida by reason of the failure of anyone to redeem the hereinafter described tax certificates which were more than two years old at the time said law became effective, said certificates being described in the following words and figures:

(2)	No.	Date	Description	Sec.	Twp.	Rg.	Acres
	5710	7/1/30	Lot 1, Block 4, Robert Addition to Town of Boynton				
	43716	8/7/33	That part of SE $\frac{1}{4}$ of SE $\frac{1}{4}$ E of Ry	21	45	43	

(3) AND WHEREAS, In strict compliance with Section 9 of Chapter 18396, Laws of Florida, Acts of 1937, and pursuant to notice given by said Trustees of the Internal Improvement Fund of the State of Florida, on the 20th day of MARCH 1940, in the County of Palm Beach, the land referred to by the certificate 5 was offered for sale and bids were received, and the said Trustees adjudged the bid of William A. Riedl in the amount hereinafter set forth to be the highest and best bid for cash therefor, and awarded the sale of said land to said bidder. Now, Therefore,

KNOW ALL MEN BY THESE PRESENTS: That the State of Florida by and through the Trustees of the Internal Improvement Fund of the State of Florida, in strict compliance with Section 9 of Chapter 18396, Laws of Florida, Acts of 1937, for and in consideration of the amount of Twenty Dollars, (\$20.00) to it in hand paid by William A. Riedl of the City of Boynton County of Palm Beach State of Florida, the receipt of which is hereby acknowledged, have granted, bargained and sold, and by these presents do grant, bargain, sell and convey unto the said William A. Riedl his heirs, successors and assigns, the following described land, situate lying and being in the County of Boynton State of Florida, and more particularly described as follows:

(4) Lot 1, Block 4, Robert Addition to Town of Boynton That part of SE $\frac{1}{4}$ of SE $\frac{1}{4}$ E of Ry Section 21 Township 45 South Range 43 East



(5) TO HAVE AND TO HOLD the above granted premises unto the said William A. Riedl and his heirs, successors and assigns to him and his heirs forever.

IN TESTIMONY WHEREOF, the said Trustees of the Internal Improvement Fund of the State of Florida, have hereunto subscribed their names, and affixed the official seal of the said Trustees, and have caused the seal of the Department of Agriculture of the State of Florida to be hereunto affixed, at the Capitol, in the City of Tallahassee, on the 20th day of August 1940.

JANUARY 6, 1955

Trustees I. I. Fund

Department of Agriculture

STATE OF FLORIDA

BY:

GOVERNOR

COMPTROLLER

TREASURER

ATTORNEY GENERAL

COMMISSIONER OF AGRICULTURE

As and constituting the Trustees of the Internal Improvement Fund of the State of Florida

This instrument was filed for Record at 10:25 A.M., 24 day of Oct. 1945 and recorded in Deed Book 732 Page 545, Record verified. J. Alex Arnette, Clerk Circuit Court, Palm Beach County, Fla. By John H. Arnette Deputy Clerk



City of Boynton Beach Interest In Real Property

This document serves as constructive notice of the
City of Boynton Beach's interest in the real property identified below.

PCN : 08434521260040010
Property Address : 521 N FEDERAL HWY

Search performed by Bonnie Nicklien of Individuals (Florida) on Wed Jan 31 07:11:21 PST 2018

Tracking Number: 1440021
Access PIN: 51456

Item 1 of 12

Building Permit

Application Number:	97-00003317
Application Date:	07/11/1997
Fee Type:	PC - PLAN CHECK FEES
Amount Due:	-\$35.00
Application Type:	DR - DRAINAGE
Application Status:	RJ - REJECTED OPEN APPLICATION

For compliance please contact the Department of Development, Building Division via messaging.

Item 2 of 12

Building Permit

Application Number:	13-00002012
Application Date:	06/06/2013
Fee Type:	PN - PENALTY FEE
Amount Due:	\$0.00
Application Type:	AC - AIR CONDITIONING RESIDENTIAL
Application Status:	RJ - REJECTED OPEN APPLICATION

For compliance please contact the Department of Development, Building Division via messaging.

Item 3 of 12

Building Permit

Application Number:	13-00002012
Application Date:	06/06/2013
Fee Type:	PF - PERMIT FEES
Amount Due:	\$0.00
Application Type:	AC - AIR CONDITIONING RESIDENTIAL
Application Status:	RJ - REJECTED OPEN APPLICATION

For compliance please contact the Department of Development, Building Division via messaging.



City of Boynton Beach Interest In Real Property

Item 4 of 12**Building Permit**

Application Number:	13-00002012
Application Date:	06/06/2013
Fee Type:	GR - GREEN BUILDING FEE
Amount Due:	\$0.00
Application Type:	AC - AIR CONDITIONING RESIDENTIAL
Application Status:	RJ - REJECTED OPEN APPLICATION

For compliance please contact the Department of Development, Building Division via messaging.

Item 5 of 12**Building Permit**

Application Number:	13-00002012
Application Date:	06/06/2013
Fee Type:	DC - DEPT COMMUN AFFAIRS SURCH
Amount Due:	\$0.00
Application Type:	AC - AIR CONDITIONING RESIDENTIAL
Application Status:	RJ - REJECTED OPEN APPLICATION

For compliance please contact the Department of Development, Building Division via messaging.

Item 6 of 12**Building Permit**

Application Number:	13-00002012
Application Date:	06/06/2013
Fee Type:	DB - DBPR BLDG CODE ADM & INSP
Amount Due:	\$0.00
Application Type:	AC - AIR CONDITIONING RESIDENTIAL
Application Status:	RJ - REJECTED OPEN APPLICATION

For compliance please contact the Department of Development, Building Division via messaging.



City of Boynton Beach Interest In Real Property

Item 7 of 12**Building Permit**

Application Number:	94-00001076
Application Date:	03/16/1994
Fee Type:	PC - PLAN CHECK FEES
Amount Due:	\$0.00
Application Type:	RM - RE-MODELING
Application Status:	RJ - REJECTED OPEN APPLICATION

For compliance please contact the Department of Development, Building Division via messaging.

Item 8 of 12**Building Permit**

Application Number:	94-00001076
Application Date:	03/16/1994
Fee Type:	PF - PERMIT FEES
Amount Due:	\$0.00
Application Type:	RM - RE-MODELING
Application Status:	RJ - REJECTED OPEN APPLICATION

For compliance please contact the Department of Development, Building Division via messaging.

Item 9 of 12**Building Permit**

Application Number:	15-00000991
Application Date:	03/10/2015
Fee Type:	DC - DEPT COMMUN AFFAIRS SURCH
Amount Due:	\$0.00
Application Type:	PL - PLUMBING
Application Status:	AP - APPROVED

For compliance please contact the Department of Development, Building Division via messaging.



City of Boynton Beach Interest In Real Property

Item 10 of 12**Building Permit**

Application Number:	15-00000991
Application Date:	03/10/2015
Fee Type:	GR - GREEN BUILDING FEE
Amount Due:	\$0.00
Application Type:	PL - PLUMBING
Application Status:	AP - APPROVED

For compliance please contact the Department of Development, Building Division via messaging.

Item 11 of 12**Building Permit**

Application Number:	15-00000991
Application Date:	03/10/2015
Fee Type:	PF - PERMIT FEES
Amount Due:	\$0.00
Application Type:	PL - PLUMBING
Application Status:	AP - APPROVED

For compliance please contact the Department of Development, Building Division via messaging.

Item 12 of 12**Building Permit**

Application Number:	15-00000991
Application Date:	03/10/2015
Fee Type:	DB - DBPR BLDG CODE ADM & INSP
Amount Due:	\$0.00
Application Type:	PL - PLUMBING
Application Status:	AP - APPROVED

For compliance please contact the Department of Development, Building Division via messaging.



City of Boynton Beach Interest In Real Property

UTILITY 1 of 1

Utilities

Customer Number:	274021
City:	BOYNTON BEACH
Zip Code:	33435
Delinquent Amount:	\$0.00
Current Amount:	\$50.86
Customer Status:	ACTIVE

Conduit reports may not reflect outstanding balances owed to the City due to write-offs or other internal account adjustments. Please note, written off balances or other debt incurred by a property owner must be paid prior to the initiation of new utility service at a property. In order to obtain accurate account information, please contact the Utilities Department at the City of Boynton Beach via messaging.

Utility History:

Customer Number	Type	Date	Amount	Balance	Current
274021	BL-BILL	02/08/2017	\$50.86	-\$23.96	\$50.86
274021	LF-ADJ	02/08/2017	\$10.00	-\$13.96	\$50.86
274021	LF-ADJ	03/09/2017	\$10.00	-\$74.82	\$50.86
274021	BL-BILL	03/09/2017	\$54.82	-\$84.82	\$50.86
274021	IV-PMT	04/07/2017	-\$190.50	-\$234.46	\$50.86
274021	BL-BILL	04/06/2017	\$94.82	-\$139.64	\$50.86
274021	BL-BILL	05/05/2017	\$54.82	-\$53.96	\$50.86
274021	LF-ADJ	05/05/2017	\$10.00	-\$43.96	\$50.86
274021	IV-PMT	06/02/2017	-\$159.64	-\$108.78	\$50.86
274021	BL-BILL	06/07/2017	\$54.82	\$50.86	\$50.86
274021	IV-PMT	07/31/2017	-\$64.82	-\$76.71	\$50.86
274021	EC-BILL	07/07/2017	\$62.75	-\$13.96	\$50.86
274021	LF-ADJ	07/06/2017	\$10.00	-\$3.96	\$50.86
274021	EC-BILL	08/08/2017	\$50.86	-\$11.89	\$50.86
274021	IV-PMT	09/01/2017	-\$113.61	-\$62.75	\$50.86
274021	EC-BILL	09/07/2017	\$54.82	\$50.86	\$50.86
274021	EC-BILL	10/05/2017	\$54.82	-\$3.96	\$50.86
274021	LF-ADJ	10/06/2017	\$10.00	-\$58.78	\$50.86
274021	EC-BILL	11/06/2017	\$54.82	\$50.86	\$50.86
274021	IV-PMT	10/30/2017	-\$119.64	-\$68.78	\$50.86
274021	LF-ADJ	12/08/2017	\$10.00	-\$3.96	\$50.86
274021	IV-PMT	01/03/2018	-\$119.64	-\$68.78	\$50.86
274021	EC-BILL	12/08/2017	\$54.82	-\$13.96	\$50.86
274021	EC-BILL	01/08/2018	\$50.86	\$50.86	\$50.86

No outstanding Code Compliance Cases and Liens were found.

No outstanding Mowing and Maintenance Liens were found.

SERVICE FEE FOR THIS REPORT PAID IN FULL: \$115



City of Boynton Beach Interest In Real Property

This statement is furnished at the request of the applicant for informational purposes only, and the City of Boynton Beach, its officers or employees assume no responsibility or liability whatsoever for the authenticity or correctness of the matters set forth herein.

