

FINAL

For Presentation to the
Board of Supervisors on 8/23/2017

Northern Palm Beach County Improvement District



Budget Fiscal Year 2017-2018

359 Hiatt Drive
Palm Beach Gardens, FL 33418
www.npbcid.org

**NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
Budget
Fiscal Year 2018**

BOARD OF SUPERVISORS

Name	Position	Board Member Since
Matthew J. Boykin, CPA	President	2008
L. Marc Cohn	Vice-President	2011
Adrian M. Salee, CMC	Supervisor	2008
John P. Cohen	Supervisor	2012
Gregory Block	Supervisor	2017

Administrative Officials

O'Neal Bardin, Jr.	Executive Director
Dan Beatty, P.E.	Deputy Director
Katie Roundtree, CPA, CPFO	Finance Director



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**NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
BUDGET
FISCAL YEAR 2018**

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Northern Palm Beach County Improvement District
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TO: Matthew J. Boykin
L. Marc Cohn
Adrian M. Salee
John P. Cohen
Gregory Block

FROM: O'Neal Bardin, Jr.
Executive Director

DATE: **August 23, 2017**

RE: **Final Budget Fiscal Year 2017/2018**

Part I: Letter of Transmittal

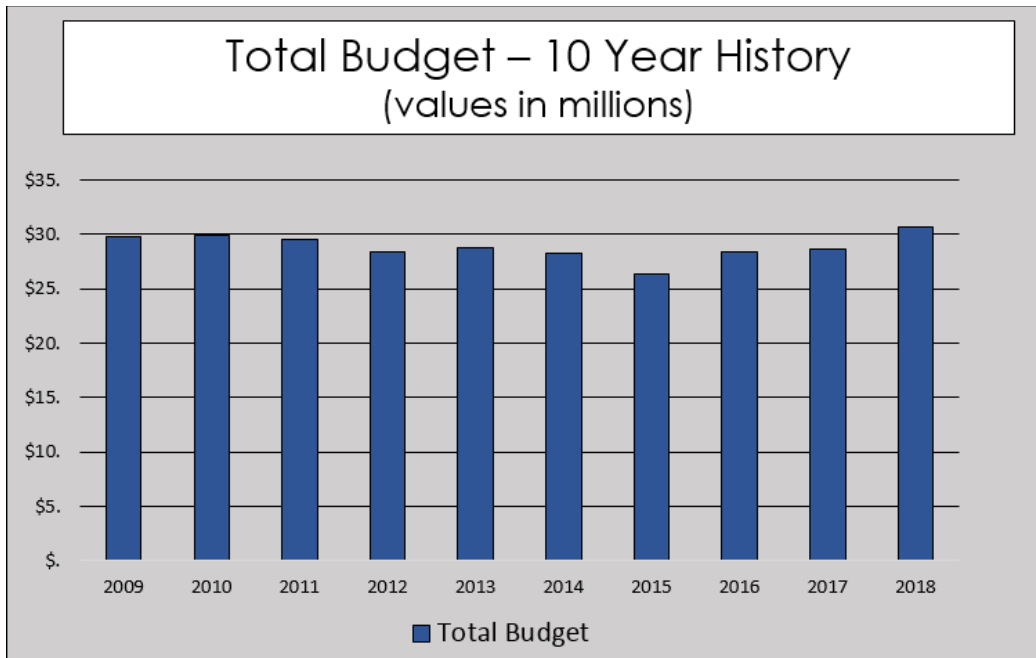
I respectfully present the Fiscal Year (FY) 2017/2018 Budget for your review, consideration and approval. This Budget is presented under the concept that the Northern Palm Beach County Improvement District (Northern) exists to provide the individual residents of the District, the owners of undeveloped land and the local governments whose jurisdictions are shared or overlap Northern's high quality essential, efficient services that are responsive to their needs and concerns. I believe the FY 2017/2018 Budget complies with this mission providing necessary revenue to support these services.

This document outlines Northern's spending guidelines for approval by the Board of Supervisors. Furthermore, it contains supplementary information designed to provide the landowners of the District with a better understanding of the budget and where funds are to be spent. Preceding the adoption of the budget, the Board will hold two public hearings and committee meetings to discuss the budget and to provide the constituents with an opportunity for input into its formulation. Beginning March 27, 2017, Northern contacted approximately 30 representatives of Homeowner and Property Owner Associations to review their individual draft budgets.

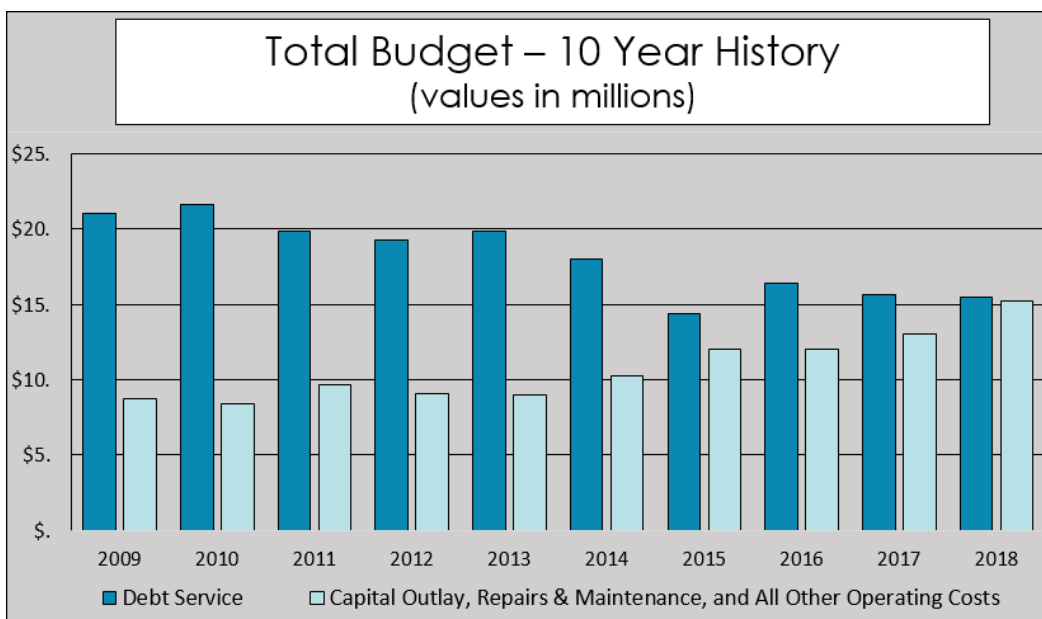
The budget and assessment roll adoption each year is one of the most important actions the Board takes. It is one of the foremost challenges for your Staff and Consultants to meet your goals with fiscally sound plans and options that provide an innovative yet clear path for progress while being financially responsible with regard to assessment changes.

The total recommended FY 2017/2018 Budget of \$30,878,297 is an increase of 7.7% over the FY 2016/2017 Budget of \$28,672,405. As

shown in the chart below, the District's overall total budget has remained relatively stable over the past ten years, hovering between approximately \$26 and \$31 million. The total proposed 2018 budget is approximately 3.3%, or about \$1,135,000, higher than the total budget of ten years ago.

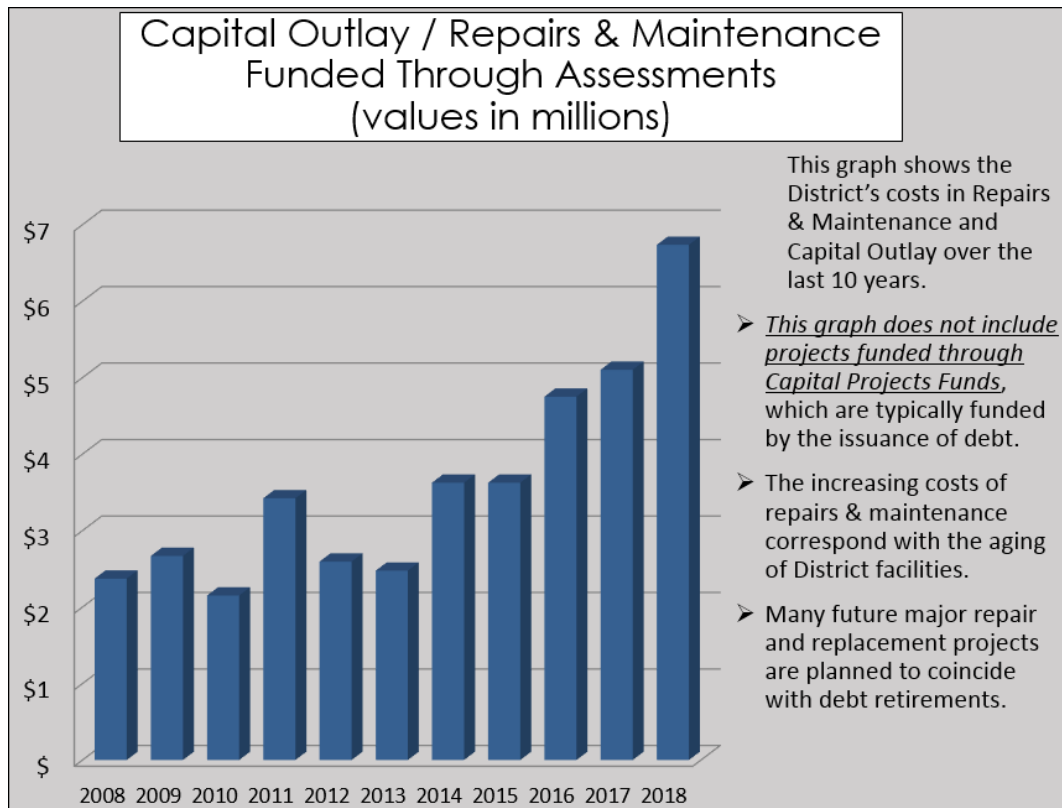


As evidenced by the following graph, even with the addition of Bond Series 2014 Unit 2C (Alton) and Series 2015 Unit 53 (Arden), the percentage of the District's total budget relating to Debt Service has decreased from 72% in 2009 to slightly over 50% in 2018, while Capital Outlay, Repairs & Maintenance, and All Other Operating Costs have increased with the expansion and aging of District owned facilities.



I have worked with Staff and your professional consultants to include projects planned for new development as well as ongoing maintenance and operations of existing capital improvements.

Although Northern is currently working on new large infrastructure projects, maintenance of older, existing infrastructure is still critical for successful operation of District facilities. This year the budget includes major road overlay/maintenance in two developments, guardhouse renewals, weir rehabilitation, sidewalk replacements, installation of new aerators, canal bank maintenance and culvert repairs. Capital improvement and repair projects increased 33.9% this year compared to last year.



This budget includes the following \$5,275,910 in major capital improvement and repair projects:

Projects Funded through Maintenance Assessments:

Managing and administering the budget is a monumental challenge for both the Board and Staff. This fiscally responsible budget provides the residents of the District with high quality essential services through professional management and administration. The following priorities are also incorporated in the FY 2017/2018 Budget.

Unit	Name	Project Name	Amount
1	Gramercy Park (Cypress Run)	Canal maintenance	\$30,000

Unit	Name	Project Name	Amount
2C	Alton	Roadway/Sidewalk repair and maintenance	\$10,000
		Culvert Inspection and Cleaning	\$10,000
		Irrigation system repairs	\$15,000
3	Horseshoe Acres/Square Lake	Canal maintenance	\$10,000
		Access Gate Repair	\$10,000
4	West of Villages of Palm Beach Lakes	3 Aerators	\$55,500
		Access Gate Replacement	\$17,000
		Canal Maintenance	\$40,000
5A	Vista Center of Palm Beach	Roadway/Sidewalk repair and maintenance	\$27,500
		Catch Basin Cleaning and Inspection	
		Sidewalk new installation	\$165,000
		Culvert Inspection and Cleaning	\$10,000
5B	Baywinds	Pump Station Roof Replacement	\$50,000
5C	Riverwalk	Culvert Inspection and Cleaning	\$10,000
7	Dyer Boulevard	Canal Maintenance	\$10,000
9	Admirals Cove West	Telemetry Evaluation and Upgrade	\$11,000
		Access Gate Replacement	\$23,000
9A	Abacoa I	Roadway and Sidewalk repair & maintenance	\$15,000
		2 Aerators	\$37,000
		Preserve structures repair and replacement	\$30,000
9B	Abacoa II	Roadway and Sidewalk repair & maintenance	\$15,000
		2 Aerators	\$37,000
		Preserve structures repair and replacement	\$30,000
11	PGA National	3 Aerators	\$55,500
		Canal Maintenance	\$10,000
		Pump Stations Control Panel	\$16,000
		Roadway Drainage Inlet, Catch Basin and Pipe Cleaning and Inspection Including Sliplining	\$40,000

Unit	Name	Project Name	Amount
11	PGA National (continued from previous page)	Maintenance of Northern owned Roadways, Ave of the Masters, Ryder Cup Blvd and Ave of Champions	\$75,000
		Fuel Tank Repainting	\$10,000
		Sidewalk and curb replacement	\$223,250
		Generator monitoring hardware	\$12,360
14	Eastpointe	4 Aerators	\$74,000
		Canal Maintenance	\$20,000
		Replace Convault fuel Tank	\$53,000
15	Villages of Palm Beach Lakes	Canal Maintenance	\$10,000
		Control structure maintenance	\$13,000
		Culvert Inspection and Cleaning	\$12,500
		4 Aerators	\$74,000
16	Palm Beach Park of Commerce	Canal Maintenance	\$20,000
		Culvert and Catch Basin Cleaning	\$10,000
		Internal Roadway maintenance	\$21,500
		Internal Roadway overlay	\$200,000
18	Ibis Golf & Country Club	Catch Basin Cleaning and Inspection	\$20,000
		Stilling well dock repair	\$10,500
		Street sweeping	\$14,000
		Culvert inspections, cleanings, and repairs	\$50,000
		4 Diffuser Aerators	\$133,330
		Generator monitoring hardware	\$11,280
		Evaluation of electrical/telemetry components at 2 Pump Stations	\$20,000
		Electric pump hoists for East and West pump Stations	\$12,000
19	Regional Center	Canal maintenance	\$10,000
19A	Regional Center Irrigation	Irrigation controller replacement and system expansion	\$40,000
20	Juno Isles	Boat launch facility	\$11,000
21	Old Marsh	6 Aerators	\$76,020
24	Ironhorse	Evaluation of electrical/telemetry components at Pump Station	\$13,000
		Generator monitoring hardware	\$10,520
		Fuel Tank replacement	\$53,000

Unit	Name	Project Name	Amount
27B	Botanica	Preserve structures repair and replacement	\$150,000
31	BallenIsles Country Club	Culvert Cleaning and Inspection	\$10,000
		Catch Basin Cleaning and Inspection	\$20,000
		Misc building repairs	\$15,000
		6 Aerators	\$111,000
		Architectural Design and Construction of PGA Blvd entrance Guard House	\$1,000,000
		Internal Roadway maintenance	\$10,000
		Roadway Overlay and Sidewalk improvements	\$1,020,000
34	Hidden Key	Sidewalk and roadway repairs	\$19,000
		Repair and maintain gate	\$10,000
43	Mirasol	Canal Maintenance	\$10,000
		Evaluation of electrical/telemetry components at Pump Station	\$15,000
		Telemetry dock repairs and EIM purchase	\$20,000
		Master Pump Station roof replacement	\$252,500
		Replace Jog Road lights with LED	\$160,000
45	Paseos	Road and sidewalk repairs	\$59,650
		Preserve structures repair and replacement	\$15,000
53	Arden (f.k.a Highland Dunes)	Culvert Inspection and cleaning	\$10,000
		Telemetry dock for rain gauge and lake level monitoring	\$10,000
Cmn	Common Area	Parking lot repair, tree trimming and landscape improvements	\$32,000
General	Operations	Vehicle replacements	\$85,100
		Office equipment	\$12,900
		Building painting and maintenance	\$126,000
		Total	\$5,275,910

A. Fund Balance and Debt Service Reserves

Northern maintains undesignated reserves to provide sufficient cash flow for financial needs, to offset significant economic downturns and enable the District to provide essential services in the aftermath of an emergency. The 2004 and 2005 hurricane seasons reinforced the need for fiscal planning. Northern continues to emphasize financial responsibility through maintenance of adequate fund balances that provide financial security. To adequately fund this policy, the District maintains 20% to 25% of the operating budget as unrestricted reserves. The Fiscal Year 2017/2018 Budget provides for these reserves and maintains the District's financial well-being.

Staff reviewed the fund balance for each Unit of Development and recommends each fund balance reserve to the Budget and Banking Committee. These fund balances comply with the District's policy to provide a sufficient cash flow for financial needs at all times and to offset significant economic downturns.

Northern is required by bond documents to maintain a debt service reserve fund for most of its bond issues. The funds are held at required levels in trust accounts. Funds are used in the event that funds are not available to pay required debt service payments or may be used to pay the final debt service payment on the bond.

B. Budget Preparation Information

Florida's taxpayers and the Governor continue to send a clear message to elected officials regarding escalating property taxes and cost effective services. As a Special District, Northern assesses for services or benefits provided to specific geographic areas. Northern's Department Managers review each line item carefully with emphasis on fiscal responsibility and efficiency.

It is frequently difficult to reduce administrative overhead; however, Northern has made significant strides in several areas by planning for changes during the past several budget cycles. This is evidenced by focusing on the following areas:

1. Software Implementation and Integration
2. Contract Bid and Procurement
3. Compensation Adjustments

1. Software Implementation and Integration

Geographic Information System – Northern began development of its Geographic Information System (GIS) in 2004. A geographic information system is a system of hardware and software designed

to capture, store, manipulate, analyze, manage, and present all types of geographical data. Since that time, layers have been added to the GIS creating a system that is a useful, map-based program designed to access a wide variety of information rapidly. Funding is included in the annual budget process to continue to develop this system.

This powerful tool is used enterprise wide in the following ways:

1. Record facility information such as size of pipes and pump service data to track Northern's maintenance program and provide information for maintenance responsibilities.
2. Create the annual Facility Reports (previously created in a separate database) which now are instantly accessible by all users of the GIS system.
3. Enter permit and plat information to visually track where permits and plats are located on a map and how they affect Northern's interests.
4. Track sign inventory to record the type, condition and placement of signs to be used in the case of loss or damage.
5. Map locations and facilities for contract proposals and providing information for bidding of projects.
6. Answer questions for residents about the surface water management system and flowage information.
7. Recent additions include a mobile site to assist with Northern's maintenance responsibilities. A tablet computer can be brought to different maintenance sites to record data and condition of assets.
8. Projects planned for 2017/2018 include support for NPDES (National Pollutant Discharge Elimination System) reporting, development of a public facing mapping website and integration with the telemetry system. All Operations staff are being trained to input into the system using tablets and will track facility maintenance using the GIS system in the future.

Records Management – Northern has made a commitment to improved records management and implemented a digital filing information system, referred to as the "IS". Information is retained in accordance with Florida records management

requirements. The specific digital requirements are observed, and numerous critical records are now available electronically. Various Staff work in the records management area to address the addition of past records, and there continues to be regular IS input and work review. The investment in digital records management is another tremendous help and has helped elevate Northern's administrative abilities greatly.

2. Contract Bid and Procurement

Northern's Board of Supervisors extended the terms of two contracts (the multi-unit water quality testing and monitoring contract and the Unit 16 environmental liaison contract) this year. The District was pleased with the contractors' performance and extending the contracts rather than rebidding the contracts saved the District the cost of bidding and preparing new contracts.

The Unit 9A/9B (Abacoa) aquatic weed control, greenway and preserve maintenance contract was rebid in early 2017.

The Unit 11 (PGA) aquatic weed control and marsh maintenance contract was rebid in August 2017.

Contracts not required to be re-bid are presented to the Board of Supervisors for renewal annually.

The District financial auditor contract will need to be either extended or rebid after the audit of fiscal year ending September 30, 2017 is completed.

3. Compensation Adjustments

Staff and the Board are highly aware of the current economic situation for its landowners. A combination of staff reductions, salary freezes and modest increases have helped contain salary costs over the past ten years. Merit increases are in lieu of adjustments for cost of living. Salaries are compared against Palm Beach County position averages, and found to be consistent. Northern also has the ability to provide Performance Bonuses based upon the Performance Bonus Policy adopted March 28, 2012. One time performance bonuses will not increase the salary of an employee and therefore have much less of an impact in future years, as the salary is not compounded each year. A combination of merit increases and performance bonuses is incorporated into the 2017/2018 Budget.

C. Overview of Administrative & Operations Budgets

Administrative and Operations budgets account for expenses not directly

associated with a Unit of Development. These general “overhead” type expenses are allocated to the individual Units of Development and are funded through transfers from those Units. The 2017/2018 budget reflects a combined 7.8% increase from last year’s budget mainly attributable to the addition of a new Operations Maintenance Manager to District staff, along with other modifications to personnel, modest salary adjustments, increases to insurance costs per anticipated trends, additional costs for the EOC repair and maintenance (painting, tank cleaning, door replacements and HVAC chiller room modifications), and the purchase of new fleet vehicles.

D. Debt

The 2017/2018 debt service budget decreases by approximately \$138,000 or 0.9% from 2016/2017.

Northern’s Board and Staff are constantly striving to save our constituents money. Northern has issued many bonds in the past 20 – 30 years that have various interest rates. As opportunities are presented to save money, the bonds are refunded (similar to refinancing). The District has entered into a forward delivery agreement to refund the Unit 43 (Mirasol) bonds on August 1, 2017. The new debt service for the refunding of the Unit 43 bonds is already reflected in this budget.

E. Interest Earnings

Northern does not budget to receive interest earnings; however, each unit receives its prorated credit for interest earnings. This credit serves to offset the assessment required to fulfill the budget obligation. Unfortunately, interest earnings have been and appear to remain low for the foreseeable future.

Northern places safety and financial security as the most important objective regarding investments. Liquidity is second and investment income is third. These objectives have proven critically important during the recent economic downturn.

The District invests conservatively with the majority of its trust funds invested in U. S. Treasuries. Additional funds are invested in a variety of money market mutual funds comprised of U.S government securities, repurchase agreements and commercial paper. Safety of capital is the foremost objective of the District’s Investment Policy. Staff reviews its investments quarterly to evaluate existing and potential investments to maximize earnings.

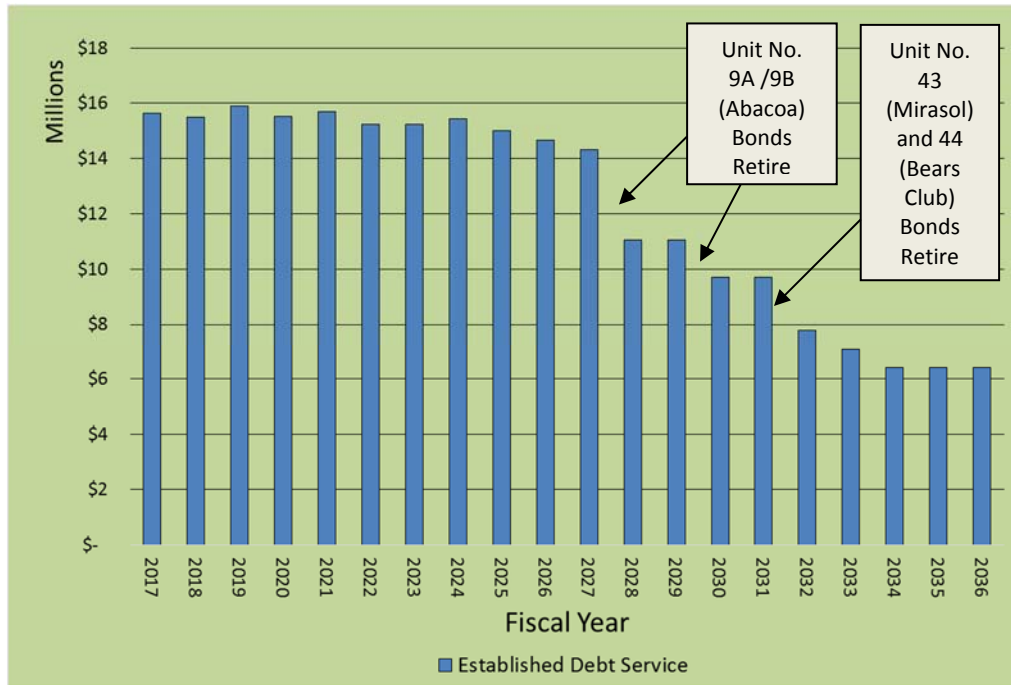
F. Future Capital Projects and Debt Maturities

The budget process involves Staff working with your professional consultants to fund ongoing operations, maintenance, capital improvements and projects for new development. As Northern’s facilities

age, maintenance and potential replacement of original improvements are required and can be very expensive. The FY 2017/2018 Budget includes a Five Year Maintenance and Capital Projects Plan which forecasts major repair and replacement projects. We attempt to plan large replacement projects to coincide with debt maturities in order to alleviate large fluctuations in total assessments.

The chart below provides an overview useful in preparing the Five Year Maintenance and Capital Projects Plan. The Five Year Maintenance and Capital Projects Plan can be found in section 2.9 of the budget.

Scheduled Debt Maturities over the Next 20 Years



*Note: Does not include future debt issues

Specific planned projects based on significant debt assessment reductions include:

Unit No. 31 BallenIsles. The annual debt service was approximately \$2,240,000 and the debt reached final maturity in November 2015. During FY 2014/2015 Northern reviewed cost estimates and prioritization of several major projects including repair or replacement of the master irrigation system, sidewalks, the gatehouses at the entrances to the development, as well as the milling and overlay of the BallenIsles roadways. Remaining projects will be completed from the proceeds of maintenance assessments.

Units No. 9A and 9B Abacoa. Forecasts for major repair or replacement in this Unit will be provided in 2020 as the facilities age.

G. Storm Water Management

Northern is responsible for storm water management in a 128 square mile jurisdiction in northern Palm Beach County. Northern's boundaries extend north from Southern Boulevard (State Road 80) to the Palm Beach/Martin County line. Within the area, Northern maintains an extensive network of storm water management systems in 4 regional basins. This jurisdiction includes portions of ten local governments – City of West Palm Beach, City of Riviera Beach, Town of Lake Park, Village of North Palm Beach, City of Palm Beach Gardens, Town of Jupiter, Town of Juno Beach, Village of Tequesta, Palm Beach County and South Florida Water Management District. Northern utilizes an advanced telemetry system to monitor and operate facilities in 75 sites throughout the area. This system allows staff to operate pump stations, gates and control water levels remotely utilizing highly advanced technology.

Both the 2004 and 2005 hurricane seasons tested Northern's systems. Northern was successful in providing storm water management and prevented flooding of structures. Limited street flooding occurred but the duration was short and first responders were able to provide emergency services. These services are critically important to all local governments during disasters and emergencies.

Northern Staff have worked to improve response in multiple areas – communications, debris removal, redundant telemetry operations, canal clearing, backup generators and portable generators. The Emergency Operations Center is designed to withstand a "Category 5" hurricane and houses telemetry, communications, fuel, redundant standby emergency generators and support for essential staff. The Emergency Operations Center includes above ground storage for diesel fuel for pump stations and gasoline for vehicles and equipment.

H. Environmental, Maintenance and Operations Projects

Northern owns the following improvements:

- 15 Pump Stations
- 15 Backup Generators
- 15 Fuel Tanks
- 35 Pumps
- 47 Operable Control Structures (operated by telemetry)
- 72 Telemetry Stations
- 17 Mechanical Gates (operated manually)
- 80 Fixed Structures (permanent concrete/metal structures with no moving parts)
- 75 Metritapes
- 18 Metritape Docks

- 19 Rain Gauges
- 435 Aerators
- 6 Recharge Wells
- 70 Landscape Sites
- 211 Street Lights
- Approx. 2,000 Preserve Acres Managed & 370 Water Bodies
- 50 Miles of Canal System
- 39 Miles of Road Right of Way

These improvements give Northern the ability to impact, in a positive manner, the quality of life of the residents within its Units of Development. This impact goes far beyond provision of storm water protection and safe and well-maintained roadways. Northern owns and maintains vast wetland preserves, which, through proper maintenance, provide unique natural ecosystems for the community. Northern takes water quality issues associated with the surface water management systems very seriously. This interest is reflected in our investment in a program to install and maintain 435 aerators. The program provides an aesthetic value that is realized and appreciated by the residents. Northern's aquatic weed control program provides a level of service, which exceeds that required for storm water protection. Enhanced aesthetic values are the purpose served and expected by residents and Property Owner's Associations.

I. Fleet, Equipment & Facilities Management

Northern has a systematic replacement program for water control structures. The original structures, primarily steel sheet pile weirs and risers were designed and constructed in accordance with the criteria common at that time. Unfortunately, these structures have exceeded their useful life. A new standard was proposed by Northern's Structural Engineer and adopted. This new standard requires concrete structures and disallows the use of steel in most cases. The result is structures that now have a design life of 50 years, as opposed to the 25-year useful life. In many cases, the cost of the new, concrete structures is less than or equal to the previous construction criteria. Northern's Operations Department continues a rotating five-year Culvert and Catch Basin Inspection Plan to monitor conditions of the pipes and the surrounding area. This plan also includes a schedule of diving inspections. Necessary maintenance, improvements and replacements are included in the annual budget preparation process.

Another major water control infrastructure area upon which Northern focuses is Pump Stations. Northern has some of the best designed, most reliable and safest pump stations. The pump manufacturer shows our stations to their clients from all over the world. The stations are well lit and the pumps are located in a wet well below the building floor so that the operators do not work outdoors during an event.

Northern maintains water levels in many of its Units of Development with Operable Gates which enable Staff to discharge excess storm water in a pre-storm scenario in order to achieve additional storage when it is most needed. Staff can also utilize the operable facilities to reduce the duration of flood events. This is accomplished through our ability to discharge quantities of storm water in excess of that which is permitted so long as the peak in the storm hydrograph has passed. In other words, staff can open these gates after the storm has passed (when the peak stage in the receiving waters has begun to decline) resulting in a shorter period of inundation.

The implementation of Radio Telemetry was the linchpin of Staff's ability to utilize these operable gates. First, Radio Telemetry was implemented as a tool to expand the capability of the Operations Team without increasing staff. With Radio Telemetry, we have the ability to remotely monitor and operate these systems. Our ability to remotely monitor and operate the system has been a critical issue in gaining the confidence of the South Florida Water Management District (SFWMD). In several instances Northern actually financed and constructed facilities for SFWMD in order that they can monitor stages in their storm water systems. Implementation of the Hyper Supervisory Control and Data Acquisition (SCADA) "Hyper SCADA System" involved software and hardware upgrades that provided access to our rainfall data without actually accessing our live systems and databases. This type of access was requested by the Town of Jupiter and the City of Palm Beach Gardens, and other entities.

Telemetry works by measuring and communicating data through wireless radio signals from remote sources to receiving stations. Northern's system operates through 72 wireless radio units. It uses programmable logic controllers for monitoring telemetry stations throughout Northern's jurisdiction, which covers 128 square miles of Palm Beach County. Licensing is required through the Federal Communications Commission. The system can monitor a total of 180 different points within a single pump station. With the advent of the telemetry system, Northern had expanded its capacity and in doing so, greatly decreased its response time to any situation requiring attention, which could be anything from blockage in a drainage system to rising water levels due to a rainstorm.

The Operations Staff manages all aspects of monitoring, even from their homes, through remote access. The Hyper SCADA Server has improved the efficiency of Northern's storm water management systems in the following ways:

- 72 different sites are monitored at once from a remote central location.
- The system actually monitors itself and is able to dial on-call staff via computer modem for any emergency alert during evening or weekend hours.

- Remote control of emergency operable gates and canal water levels.
- Security is also monitored at all sites, especially pump stations.

Prior to a storm, the operations team can begin monitoring water elevations to determine whether there is a need to lower or "draw down" the levels to prevent flooding. As Northern mastered the telemetry system, its reputation grew as a water control district that could manage its jurisdiction efficiently. Quick response is crucial in Florida because of the number of unpredictable storms that may cause flooding.

This emphasis has resulted in the first Memorandum of Understanding from South Florida Water Management District to Northern providing for Northern to operate its system as needed without prior approval from SFWMD. Northern is the only entity granted this autonomy, which is critically important during storm events and emergencies. This has been granted based on the proven track record of responsible maintenance and management of the storm water systems Northern has constructed and monitors.

Northern developed specific operating criteria for gates in units with cascading basins, such as Unit No. 2A MacArthur Overlay and Unit No. 9A/9B Abacoa through hydrological modeling.

Northern Staff use laptops and wireless technology to access the system from the office, out in the field, traveling, or at home. Northern continuously upgrades technology, both hardware and software, and security to provide up-to-date access and extensive resources for the Operations Department.

With regard to Fleet, the District provides for ongoing maintenance in the FY 2017/2018 Budget. Vehicles are evaluated on the basis of age, mileage or hours, condition, reliability, type of service, purchase price and trade-in value and life.

The proposed budget also includes ongoing maintenance and upgrades that are consistent with the District's commitment to up-to-date technology and system integration that provides innovative operational capabilities. A network upgrade was completed recently which provides for increased capacity and redundancy among servers.

J. Public Information

Northern's Board of Supervisors went through detailed Strategic Planning for the District several years ago. The Board and Staff held several workshops to create a Vision Statement, Goals and Objectives and a new Mission Statement.

* * * * *

NORTHERN'S VISION STATEMENT

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

OUR CORE VALUES

- *Integrity*
- *Knowledge*
- *Accountability*
- *Competence*
- *Discipline*
- *Loyalty To The Mission*

NORTHERN'S MISSION STATEMENT

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

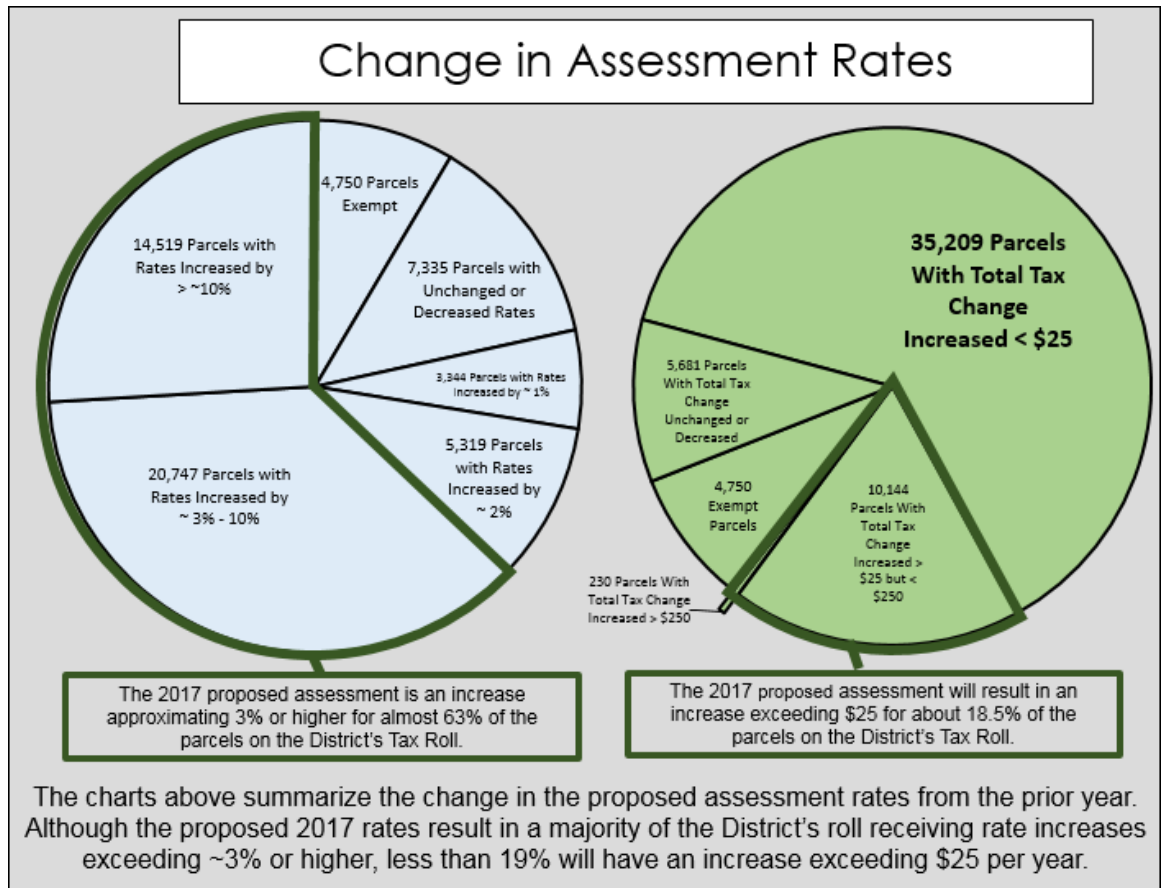
This has been a very productive process as we are in a unique phase in our existence where new development is beginning to increase again and at the same time we are maintaining and replacing many of the structures that were built years ago. This change precipitates a different way of operating both on an organizational basis and on how we communicate to our many taxpayers.

Northern utilizes its website, www.npbcid.org, as a key component of its public information system. News articles, helpful information, bid requests as well as emergency communications are posted real time and updated frequently. Northern continues with public outreach with newspaper articles, and participation in community events.

* * * * *

In conclusion, maintaining service levels to the community is one of the main objectives of the Board of Supervisors. With careful management, long-range planning and conservative appropriations, the FY 2017/2018 Budget efficiently meets this goal in a fiscally responsible manner.

The bottom-line for overall assessments of our tax roll is summarized in the charts below.



Of the parcels with a change greater than \$25, many are large parcels such as golf course, apartment, commercial property, or designated but undeveloped land. Residential parcels with proposed assessment increases over \$25 per parcel are as follows:

1. Unit 18 (Ibis), 1,862 parcels with a total assessment increase approximating \$139 per parcel. This represents a rate increase of about 20% from the prior year, and is mainly attributable to response costs related to the legal challenges brought on by the City of West Palm Beach and the Ibis POA associated with the expansion of State Road 7.
2. Unit 9A/9B (Abacoa), 1,109 parcels with a total assessment increase approximating \$25-\$99 per parcel. This represents a rate increase of about 2.60% from the prior year, and is mostly attributable to planned repairs and replacement of wood structures in the preserves.
3. Unit 11 (PGA), 4,907 parcels with a total assessment increase approximating \$35 per parcel. This represents a rate increase of about 9.4% from the prior year, and is mostly attributable to increased algae control services.
4. Unit 14 (Eastpointe), 878 parcels with a total assessment increase

approximating \$37 per parcel. This represents a rate increase of about 6.52% from the prior year, and is mostly attributable to the POA request to continue to expand the unit's aerator program with the addition of four new aerators in the year in order to enhance water quality. In FY 2017, fund balance was used to offset assessments, but needed to be reduced in FY 2018 in order to maintain sufficient reserves.

5. Unit 27B (Botanica), 537 parcels with a total assessment increase approximating \$187-\$360 per parcel. This represents a rate increase of about 27-33% from the prior year, and is mostly attributable to planned repairs and replacement of wood structures in the preserves.
6. Unit 45 (Paseos), 325 parcels with a total assessment increase approximating \$173 per parcel. This represents a rate increase of about 13.37% from the prior year, and is primarily the result of increased roadway and sidewalk repairs, as well as repair and replacement of miscellaneous assets within the preserve tracts such as fences, gates, monument signs and trail markers.
7. Unit 21 (Old Marsh), 187 parcels with a total assessment increase approximating \$153 per parcel. This represents a rate increase of about 13.28% from the prior year, and is mostly attributable to the POA request to continue to expand the unit's aerator program with the addition of six new aerators in the year in order to enhance water quality. In FY 2017, fund balance was used to offset assessments, but needed to be reduced in FY 2018 in order to maintain sufficient reserves.

The staff and I are prepared for the Budget and Banking Committee meetings to provide detailed information regarding the proposed budget. We strive to answer your questions and concerns fully.

Your support and direction throughout the budget process are greatly appreciated. Your dedication to effectively address the many challenges facing the District is invaluable in reinventing a functional, fiscally sound, balanced budget during this challenging economy. I would also thank all of those who have worked with us to arrive at a proposed plan that provides for improved service while actively managing assessment changes. We want to continue to work with Staff, elected officials and landowners to insure a financially stable future for Northern.

Respectfully submitted,

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

O'Neal Bardin, Jr.
Executive Director

Fiscal Year 2018 Recommended Budget Assessment Rates
for FINAL Roll

Unit(s)	Description	Code	17/18 Tax Per Assessable Unit			16/17 Tax Per Assessable Unit			Incr / (Decr)			Number of parcels on assessable tax roll		Definition of Assessable Unit
			Debt	PROPOSED Maint	TOTAL	Debt	FINAL Maint	TOTAL	Debt	Maint	TOTAL	%		
1	ALL NON EXEMPT PARCELS	JA	-	57.89	57.89	-	55.80	55.80	-	2.09	2.09	4%	930.0000	Nearest Whole Acre
2	ALL NON EXEMPT PARCELS	JB	-	33.04	33.04	-	32.05	32.05	-	0.99	0.99	3%	3,184.0000	Nearest Whole Acre
2 and 2B	ALL NON EXEMPT PARCELS	KP	-	33.04	33.04	-	32.05	32.05	-	0.99	0.99	3%	252.0000	Nearest Whole Acre
2 and 2A	ALL NON EXEMPT PARCELS	IR	83.18	50.86	134.04	82.08	49.59	131.67	1.10	1.27	2.37	2%	2,963.0000	Nearest Whole Acre
2 and 2A	MFR	IH	83.18	50.86	134.04	82.08	49.59	131.67	1.10	1.27	2.37	2%	132.0000	Nearest Whole Acre
2 and 2A	SFE	II	83.18	50.86	134.04	82.08	49.59	131.67	1.10	1.27	2.37	2%	33.0000	Nearest Whole Acre
2 and 2A	SFC	IJ	83.18	50.86	134.04	82.08	49.59	131.67	1.10	1.27	2.37	2%	798.0000	Nearest Whole Acre
2, 2A and 2C	Undeveloped, undifferentiated	93A	-	50.86	50.86	82.08	49.59	131.67	1.10	1.27	2.37	2%	170.0000	Nearest Whole Acre
2, 2A and 2C	Undeveloped, undifferentiated	93B	10,214.31	236.50	10,450.81	7,025.27	35.34	7,060.61	3,189.04	201.16	3,390.20	48%	169.6996	Actual Acreage
2, 2A and 2C	Community Only - Biotech A	111A	83.18	50.86	134.04	82.08	49.59	131.67	1.10	1.27	2.37	2%	70.0000	Nearest Whole Acre
2, 2A and 2C	Community Only - Biotech A	111B	7,726.50	177.94	7,904.44	9,575.17	48.18	9,623.35	(1,848.67)	129.76	(1,718.91)	-18%	69.8669	Actual Acreage
2, 2A and 2C	Community Only - Biotech B	112A	83.18	50.86	134.04	82.08	49.59	131.67	1.10	1.27	2.37	2%	7.0000	Nearest Whole Acre
2, 2A and 2C	Community Only - Biotech B	112B	7,575.93	174.47	7,750.40	9,388.58	47.24	9,435.82	(1,812.65)	127.23	(1,685.42)	-18%	6.5695	Actual Acreage
2, 2A and 2C	Community Only - Office	113A	83.18	50.86	134.04	82.08	49.59	131.67	1.10	1.27	2.37	2%	26.0000	Nearest Whole Acre
2, 2A and 2C	Community Only - Office	113B	8,561.90	197.18	8,759.08	10,610.45	53.39	10,663.84	(2,048.55)	143.79	(1,904.76)	-18%	26.4179	Actual Acreage
2, 2A and 2C	Community Only - Commercial/Retail	115A	83.18	50.86	134.04	82.08	49.59	131.67	1.10	1.27	2.37	2%	41.0000	Nearest Whole Acre
2, 2A and 2C	Community Only - Commercial/Retail	115B	7,814.98	179.98	7,994.96	9,684.82	48.73	9,733.55	(1,869.84)	131.25	(1,738.59)	-18%	40.8000	Actual Acreage
2, 2A and 2C	Community Only - Apartment	116A	83.18	50.86	134.04	82.08	49.59	131.67	1.10	1.27	2.37	2%	12.0000	Nearest Whole Acre
2, 2A and 2C	Community Only - Apartment	116B	8,009.28	225.95	8,235.23	9,741.61	60.04	9,801.65	(1,732.33)	165.91	(1,566.42)	-16%	12.7578	Actual Acreage
2, 2A and 2C	Community Only - Utility	119A	83.18	50.86	134.04	82.08	49.59	131.67	1.10	1.27	2.37	2%	5.0000	Nearest Whole Acre
2, 2A and 2C	Community Only - Utility	119B	2,633.13	60.64	2,693.77	3,263.14	16.42	3,279.56	(630.01)	44.22	(585.79)	-18%	4.9994	Actual Acreage
2, 2A and 2C	Parcel C - Townhome - Residential	120A	350.37	57.01	407.38	413.20	51.26	464.46	(62.83)	5.75	(57.08)	-12%	143.0000	Nearest Whole Acre
2, 2A and 2C	Parcel C - Townhome - Residential	120B	6,004.76	138.29	6,143.05	7,441.48	37.44	7,478.92	(1,436.72)	100.85	(1,335.87)	-18%	6.1103	Actual Acreage
2, 2A and 2C	Parcel C - Single Family - Residential	121A	934.01	70.45	1,004.46	1,136.48	54.90	1,191.38	(202.47)	15.55	(186.92)	-16%	217.0000	Nearest Whole Acre
2, 2A and 2C	Parcel C - Single Family - Residential	121B	3,264.67	75.19	3,339.86	4,001.03	20.13	4,021.16	(736.36)	55.06	(681.30)	-17%	29.5319	Actual Acreage
2, 2A and 2C	Parcel G - Single Family - Residential	118A	83.18	50.86	134.04	82.08	49.59	131.67	1.10	1.27	2.37	2%	205.0000	Nearest Whole Acre
2, 2A and 2C	Parcel G - Single Family - Residential	118B	3,264.67	75.19	3,339.86	4,001.03	20.13	4,021.16	(736.36)	55.06	(681.30)	-17%	206.0259	Actual Acreage
3	ALL NON EXEMPT PARCELS	JC	-	85.89	85.89	-	83.35	83.35	-	2.54	2.54	3%	1,540.0000	Nearest Whole Acre
3 and 3A	PAR A	L7	508.42	268.74	777.16	513.19	285.47	798.66	(4.77)	16.73	(21.50)	-3%	74.0000	Nearest Whole Acre
3 and 3A	PAR B	K2	481.19	258.95	740.14	485.70	274.65	760.35	(4.51)	(15.70)	(20.21)	-3%	86.0000	Nearest Whole Acre
3 and 3A	PAR C	L2	457.48	250.42	707.90	461.77	265.22	726.99	(4.29)	(19.09)	(24.38)	-3%	88.0000	Nearest Whole Acre
3 and 3A	PAR D, PLAT 1	L3	511.81	269.96	781.77	516.60	286.82	803.42	(4.79)	(16.86)	(21.65)	-3%	71.0000	Nearest Whole Acre
3 and 3A	PAR D, PLAT 2	LY	458.38	250.74	709.12	462.68	265.58	728.26	(4.30)	(14.84)	(19.14)	-3%	15.0000	Nearest Whole Acre
3 and 3A	PAR E	LZ	496.31	264.38	760.69	500.97	280.66	781.63	(4.66)	(16.28)	(20.94)	-3%	114.0000	Nearest Whole Acre
3 and 3A	PAR F	01	182.62	151.57	334.19	184.33	155.95	340.28	(1.71)	(4.38)	(6.09)	-2%	136.0000	Nearest Whole Acre
3 and 3A	PAR G	L8	550.21	283.77	833.98	555.37	302.09	857.46	(5.16)	(18.32)	(23.48)	-3%	40.0000	Nearest Whole Acre
3 and 3A	PAR H	K1	572.38	291.74	864.12	577.74	310.90	888.64	(5.36)	(19.16)	(24.52)	-3%	54.0000	Nearest Whole Acre
3 and 3A	PAR J	LX	323.00	202.05	525.05	326.03	211.76	537.79	(3.03)	(9.71)	(12.74)	-2%	132.0000	Nearest Whole Acre
3 and 3A	APTS & COMMERCIAL	L1	3,591.78	1,377.64	4,969.42	3,625.46	1,511.25	5,136.71	(33.68)	(133.61)	(167.29)	-3%	24.0000	Nearest Whole Acre
4	ALL NON EXEMPT PARCELS	JD	-	51.98	51.98	-	34.59	34.59	-	17.39	17.39	50%	8,554.0000	Nearest Whole Acre
5	ALL NON EXEMPT PARCELS	JE	-	17.46	17.46	-	17.28	17.28	-	0.18	0.18	1%	1,642.0000	Nearest Whole Acre
5 and 5E	ALL NON EXEMPT PARCELS	LM	-	17.46	17.46	-	17.28	17.28	-	0.18	0.18	1%	1,349.0000	Nearest Whole Acre
5 and 5A	GOLF COURSE	J1	-	215.55	215.55	-	229.80	229.80	-	(14.25)	(14.25)	-6%	128.0000	Nearest Whole Acre
5 and 5A	INDUSTRIAL	JF	-	1,295.88	1,295.88	-	1,388.81	1,388.81	-	(92.93)	(92.93)	-7%	195.0000	Nearest Whole Acre
5 and 5A	Emerald Dunes Condos	48	-	93.66	93.66	-	99.03	99.03	-	(5.37)	(5.37)	-5%	302.0000	Nearest Whole Acre
5 and 5A	Business Park Vista Center	49	-	196.06	196.06	-	208.89	208.89	-	(12.83)	(12.83)	-6%	136.0000	Nearest Whole Acre
5 and 5A	Ventura Greens at Emerald Dunes	64	-	200.09	200.09	-	213.21	213.21	-	(13.12)	(13.12)	-6%	70.0000	Nearest Whole Acre
5 and 5A	Links at Emerald Dunes	65	-	121.12	121.12	-	128.49	128.49	-	(7.37)	(7.37)	-6%	185.0000	Nearest Whole Acre
5 and 5A	Villas at Emerald Dunes	66	-	107.78	107.78	-	114.18	114.18	-	(6.40)	(6.40)	-6%	184.0000	Nearest Whole Acre
5 and 5A	Vista Center Condos	76	-	443.60	443.60	-	474.46	474.46	-	(30.86)	(30.86)	-7%	12.0000	Per Parcel
5 and 5B	RESIDENTIAL	KV	337.30	81.95	419.25	328.97	80.03	409.00	8.33	(30.86)	(30.86)	-7%	1,082.0000	Nearest Whole Acre
5 and 5B	COMMERCIAL	02	2,452.64	486.41	2,939.05	2,392.07	473.58	2,865.65	60.57	12.83	73.40	3%	7.0000	Nearest Whole Acre
5 and 5B	Mezzano Condo	06	95.38	35.70	131.08	93.02	35.02	128.04	2.36	0.68	3.04	2%	240.0000	Nearest Whole Acre
5 and 5C	RESIDENTIAL	L5	-	105.16	105.16	-	243.78	243.78	-	(138.62)	(138.62)	-57%	1,367.0000	Nearest Whole Acre

Unit(s)	Description	Code	17/18 Tax Per Assessable Unit PROPOSED		16/17 Tax Per Assessable Unit FINAL		16/17 Tax Per Assessable Unit Totals		Incr / (Decr) Maint		TOTAL		%	Number of parcels on tax roll	Definition of Assessable Unit
			Debt	Maint	Debt	Maint	Debt	Maint	Debt	Maint	Debt	Maint			
5 and 5D	COMMERCIAL/AC	IZ	278.10	68.88	282.68	64.07	346.75	4.81	(4.58)	0.23	33,0000	0%	Nearest Whole Acre		
5 and 5D	San Michele condo	67	19.47	21.06	19.79	20.56	40.35	0.50	(0.32)	0.18	300,0000	0%	Nearest Whole Acre		
5 and 5D	RESIDENTIAL	LJ	417.45	94.64	424.32	87.52	511.84	7.12	(6.87)	0.25	881,0000	0%	Nearest Whole Acre		
7	ALL NON EXEMPT PARCELS	JH	-	39.97	-	39.22	39.22	0.75	-	0.75	2,761,0000	2%	Nearest Whole Acre		
9	ALL NON EXEMPT PARCELS	JL	-	59.66	-	59.64	59.64	0.02	-	0.02	333,0000	0%	Nearest Whole Acre		
9 and 28	ALL NON EXEMPT PARCELS	KO	-	59.66	-	59.64	59.64	0.02	-	0.02	90,0000	0%	Nearest Whole Acre		
9, 9A and 9B	RESIDENTIAL/AC	LC	2,542.81	678.79	2,514.11	625.97	3,140.08	52.82	28.70	81.52	943,4400	3%	NAV Factor		
9, 9A and 9B	GOLF COURSE/AC	LD	769.18	234.56	761.82	219.81	981.63	7.36	7.36	22.11	169,3400	2%	NAV Factor		
9, 9A and 9B	COMMERCIAL/AC	LF	8,085.01	2,108.86	7,985.20	1,932.89	9,918.09	99.81	99.81	275.78	217,9400	3%	NAV Factor		
11	ALL NON EXEMPT PARCELS	JK	-	408.54	-	373.31	373.31	35.23	-	35.23	3,991,0000	9%	Nearest Whole Acre		
11 and 11A	ALL NON EXEMPT PARCELS	JL	-	408.54	-	373.31	373.31	35.23	-	35.23	1,747,0000	9.4%	Nearest Whole Acre		
12	ALL NON EXEMPT PARCELS	JM	-	26.28	-	25.41	25.41	0.87	-	0.87	737,0000	3%	Nearest Whole Acre		
12 and 31	GOLF COURSE - 12/28/31	J7	-	661.42	-	857.41	857.41	(195.99)	-	(195.99)	78,0000	-23%	Nearest Whole Acre		
12 and 31	RESIDENTIAL - 12/28/31	KH	-	996.63	-	1,296.50	1,296.50	(299.87)	-	(299.87)	1,057,0000	-23%	Nearest Whole Acre		
12 and 12A	ALL NON EXEMPT PARCELS	JZ	-	183.19	-	182.14	182.14	1.05	-	1.05	127,0000	1%	Nearest Whole Acre		
14	A	JN	-	613.25	-	576.21	576.21	37.04	-	37.04	416,0000	6%	Nearest Whole Acre		
14	C (MARSH POINTE)	JO	-	338.60	-	317.86	317.86	20.74	-	20.74	28,0000	7%	Nearest Whole Acre		
14	B	KS	-	613.25	-	576.21	576.21	37.04	-	37.04	697,0000	6%	Nearest Whole Acre		
15	ALL NON EXEMPT PARCELS	JP	838.20	115.53	-	102.27	102.27	13.26	-	13.26	4,605,0000	13%	Nearest Whole Acre		
16	ALL NON EXEMPT PARCELS	JY	-	844.56	823.60	844.69	1,688.29	0.13	-	(0.13)	15,0000	20%	Nearest Whole Acre		
18	APARTMENTS	IX	-	3,142.50	-	2,610.94	2,610.94	531.56	-	531.56	15,0000	20%	Nearest Whole Acre		
18	COMMERCIAL	IY	-	7,040.28	-	5,849.40	5,849.40	1,190.88	-	1,190.88	15,0000	20%	Nearest Whole Acre		
18	GOLF COURSE	J3	-	756.91	-	628.88	628.88	128.03	-	128.03	437,0000	20%	Nearest Whole Acre		
18	PSO	J5	-	2,073.65	-	1,722.89	1,722.89	350.76	-	350.76	4,0000	20%	Nearest Whole Acre		
18	ERU	JQ	-	822.37	-	683.27	683.27	139.10	-	139.10	1,862,0000	20%	Nearest Whole Acre		
19	Non-condo Parcels	10	949.76	786.36	937.59	747.72	1,685.31	12.17	12.17	38.64	103,0000	3%	Per Parcel		
19 and 19A	52434205250010000	11	5,698.56	6,279.01	5,625.54	6,024.43	11,649.97	254.58	73.02	327.60	1,0000	3%	Per Parcel		
19 and 19A	52434205260270051	12	1,899.52	2,109.99	1,875.18	2,024.88	3,900.06	85.11	24.34	109.45	1,0000	3%	Per Parcel		
19 and 19A	52434205260270052	13	949.76	1,078.18	937.59	1,035.29	1,972.88	42.89	12.17	55.06	1,0000	3%	Per Parcel		
19 and 19A	52434205260270062	15	949.76	1,196.85	937.59	1,152.23	2,089.82	12.17	12.17	56.79	1,0000	3%	Per Parcel		
19 and 19A	52434205260270063	16	2,849.28	3,162.38	2,812.77	3,034.76	5,847.53	36.51	36.51	164.13	1,0000	3%	Per Parcel		
19 and 19A	52434205260270064	17	2,849.28	3,208.43	2,812.77	3,080.14	5,892.91	36.51	36.51	164.80	1,0000	3%	Per Parcel		
19 and 19A	52434205260270065	18	949.76	1,114.33	937.59	1,070.92	1,973.31	12.17	12.17	43.41	1,0000	3%	Per Parcel		
19 and 19A	52434205260270067	19	949.76	1,080.23	937.59	1,037.31	1,974.90	42.92	12.17	55.09	1,0000	3%	Per Parcel		
19 and 19A	52434205260270068	20	949.76	1,078.62	937.59	1,035.72	1,973.31	42.90	12.17	55.07	1,0000	3%	Per Parcel		
19 and 19A	52434205260270069	21	949.76	1,100.27	937.59	1,057.05	1,994.64	43.22	12.17	55.39	1,0000	3%	Per Parcel		
19 and 19A	2979 PGA CONDO	94	633.17	771.70	625.06	742.34	1,367.40	29.36	8.11	37.48	3,0000	3%	Per Parcel		
19 and 19A	52434205270270042	23	1,899.52	2,201.58	1,875.18	2,115.13	3,990.31	86.45	24.34	110.79	1,0000	3%	Per Parcel		
19 and 19A	52434206000001100	27	4,748.80	5,588.05	4,687.95	5,370.72	10,068.67	60.95	60.95	278.18	1,0000	3%	Per Parcel		
19 and 19A	52434206000003040	28	4,748.80	5,329.22	4,687.95	5,115.66	9,803.61	60.95	60.95	274.41	1,0000	3%	Per Parcel		
19 and 19A	52434206000003080	29	4,748.80	5,811.05	4,687.95	5,590.47	10,278.42	60.95	60.95	281.43	1,0000	3%	Per Parcel		
19 and 19A	52434206000003120	30	949.76	1,089.98	937.59	1,046.92	1,984.51	12.17	12.17	43.06	1,0000	3%	Per Parcel		
19 and 19A	52434206000003100	31	2,849.28	3,295.88	2,812.77	3,166.32	5,979.09	36.51	36.51	166.07	1,0000	3%	Per Parcel		
19 and 19A	52434206000003000	32	2,849.28	3,305.76	2,812.77	3,176.05	5,988.82	36.51	36.51	166.22	1,0000	3%	Per Parcel		
19 and 19A	52434206000000000	33	21,844.48	26,877.20	21,564.57	25,860.41	47,424.98	279.91	279.91	1,016.79	1,0000	3%	Per Parcel		
19 and 19A	52434206000000000	34	5,698.56	7,061.76	5,625.54	6,956.78	12,421.32	73.02	73.02	339.00	1,0000	3%	Per Parcel		
19 and 19A	52434206070010010	35	1,899.52	2,083.48	1,875.18	1,998.76	3,873.94	84.72	24.34	109.06	1,0000	3%	Per Parcel		
19 and 19A	52434206070010020	36	949.76	1,115.84	937.59	1,072.40	2,009.99	43.44	12.17	55.61	1,0000	3%	Per Parcel		
19 and 19A	52434206070020000	37	2,849.28	3,242.51	2,812.77	3,137.72	5,926.49	36.51	36.51	165.30	1,0000	3%	Per Parcel		
19 and 19A	52434206070020000	38	1,899.52	2,077.38	1,875.18	1,992.75	3,867.93	24.34	24.34	108.97	1,0000	3%	Per Parcel		
19 and 19A	52434206120010020	41	8,547.84	11,007.11	10,313.49	12,797.77	23,111.26	(1,765.65)	(1,765.65)	(3,556.31)	1,0000	-15%	Per Parcel		
19 and 19A	52434206120010040	135	1,899.52	2,283.31	N/A	PCN 52434206120010020	7,500.72	9,459.46	97.36	360.54	1,0000	3%	Per Parcel		
19 and 19A	52434206120020000	42	7,598.08	9,820.00	7,500.72	9,459.46	16,960.18	12.17	12.17	57.21	1,0000	3%	Per Parcel		
19 and 19A	52434206120030000	43	949.76	1,225.56	937.59	1,180.52	2,118.11	45.04	12.17	57.21	1,0000	3%	Per Parcel		
19 and 19A	52434206140010000	44	46,538.24	48,305.59	45,941.91	46,269.83	92,211.74	2,035.76	596.33	2,632.09	1,0000	3%	Per Parcel		

Unit(s)	Description	Code	17/18 Tax Per Assessable Unit			16/17 Tax Per Assessable Unit			Incr / (Decr)			Number of parcels on tax roll	Definition of Assessable Unit
			Debt	Maint	TOTAL	Debt	Maint	TOTAL	Debt	Maint	TOTAL		
44	RES COTTAGES	I7	2,004.73	181.68	2,186.41	1,965.59	217.26	2,182.85	39.14	(35.58)	3.56	24.0000	Nearest Whole Acre
44	SINGLE FAM RES	LV	6,577.80	596.12	7,173.92	6,449.35	712.86	7,162.21	128.45	(116.74)	11.71	44.0000	Per Parcel
44	SINGLE FAM RES - DBL LOT	M4	13,155.60	1,192.24	14,347.84	12,898.70	1,425.72	14,324.42	256.90	(233.48)	23.42	8.0000	Per Parcel
45	ALL NON EXEMPT PARCELS	IQ	847.33	617.54	1,464.87	874.65	417.50	1,292.15	(27.32)	200.04	172.72	325.0000	Nearest Whole Acre
46	Sonoma Isles (fka Lakewood)	97	866.43	21.38	887.81	1,592.45	36.24	1,630.69	(726.02)	(16.86)	(742.88)	209.0000	Nearest Whole Acre
46	Jupiter CC- Single Family Lots	61	1,106.94	92.81	1,199.75	1,119.45	166.18	1,285.63	(12.51)	(73.37)	(85.88)	407.0000	Nearest Whole Acre
46	Jupiter CC-Multi Family Pod F Undeveloped	70	7,704.42	645.97	8,350.39	8,110.98	1,204.05	9,315.03	(406.56)	(588.08)	(964.64)	6.7706	Actual Acreage
46	Jupiter CC-Multi Family Pod F Condos	74	1,086.74	91.11	1,177.85	1,099.02	163.14	1,262.16	(12.28)	(72.03)	(84.31)	101.0000	Per Parcel
47	ALL NON EXEMPT PARCELS	M1	-	78.87	78.87	-	72.07	72.07	-	6.80	6.80	484.0000	Nearest Whole Acre
49	Parcels East of Congress	M2	-	1,406.69	1,406.69	-	1,284.82	1,284.82	-	121.87	121.87	40.3169	Actual Acreage
49	Parcels West of Congress	78	-	340.79	340.79	-	322.78	322.78	-	18.01	18.01	36.8283	Actual Acreage
51	SINGLE FAM	90	-	202.31	202.31	-	197.59	197.59	-	4.72	4.72	48.0000	Nearest Whole Acre
51	MULTI FAM	91	-	120.94	120.94	-	118.12	118.12	-	2.82	2.82	30.0000	Nearest Whole Acre
53	Lots -SF residential - ZLL	128	668.49	25.02	693.51	-	-	-	-	-	-	213.0000	Nearest Whole Acre
53	Lots -SF residential - traditional	130	711.04	26.61	737.65	-	-	-	-	-	-	252.0000	Nearest Whole Acre
53	Undeveloped undesignated	133	1,524.02	57.04	1,581.06	1,163.87	12.06	1,175.93	360.15	44.98	405.13	694.6737	Actual Acreage
						N/A - 2016/2017 had -0- parcels on roll							
						N/A - 2016/2017 had -0- parcels on roll							
						1,163.87			44.98			34%	

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Summary of Assessment Rate Increases Exceeding 10%

Unit(s)	Description	Code	17/18 Tax Per Assessable Unit			16/17 Tax Per Assessable Unit			Incr / (Decr)			Number of assessable units on tax roll	Definition of Assessable Unit
			Debt	Maint	TOTAL	Debt	Maint	TOTAL	Debt	Maint	TOTAL	%	
2, 2A and 2C	Undeveloped undifferentiated	93B	10,214.31	236.50	10,450.81	7,025.27	35.34	7,060.61	3,189.04	201.16	3,390.20	48%	169,6996
4	ALL NON EXEMPT PARCELS	JD	-	51.98	51.98	-	34.59	34.59	-	17.39	17.39	50%	8,554,0000
15	ALL NON EXEMPT PARCELS	JP	-	115.53	115.53	-	102.27	102.27	-	13.26	13.26	13%	4,605,0000
18	APARTMENTS	IX	-	3,142.50	3,142.50	-	2,610.94	2,610.94	-	531.56	531.56	20%	15,0000
18	COMMERCIAL	IY	-	7,040.28	7,040.28	-	5,849.40	5,849.40	-	1,190.88	1,190.88	20%	15,0000
18	GOLF COURSE	J3	-	756.91	756.91	-	628.88	628.88	-	128.03	128.03	20%	437,0000
18	PSO	J5	-	2,073.65	2,073.65	-	1,722.89	1,722.89	-	350.76	350.76	20%	4,0000
18	ERU	JQ	-	822.37	822.37	-	683.27	683.27	-	139.10	139.10	20%	1,862,0000
21	ALL NON EXEMPT PARCELS	JW	-	1,304.82	1,304.82	-	1,151.81	1,151.81	-	153.01	153.01	13%	304,0000
27B	Condo units - tax per unit	ID	413.24	336.43	749.67	407.83	154.36	562.19	5.41	182.07	187.48	33%	265,0000
27B	Townhomes	IE	447.37	272.49	719.86	441.50	125.02	566.52	5.87	147.47	153.34	27%	134,0000
27B	Single Family - 40 ft lots	03	699.93	426.32	1,126.25	690.75	195.60	886.35	9.18	230.72	239.90	27%	60,0000
27B	Single Family - 50 ft lots	04	874.91	532.90	1,407.81	863.44	244.50	1,107.94	11.47	288.40	299.87	27%	63,0000
27B	Single Family - Preserve lots	05	1,049.93	639.51	1,689.44	1,036.16	293.41	1,329.57	13.77	346.10	359.87	27%	15,0000
27B	Commercial	IG	1,597.91	1,507.38	3,105.29	1,576.97	691.60	2,268.57	20.94	815.78	836.72	37%	5,8784
32	ALL NON EXEMPT PARCELS	KL	-	257.36	257.36	-	204.90	204.90	-	52.46	52.46	26%	28,0000
43	MULTI FAM	LR	1,667.80	3,095.77	4,763.57	1,997.13	2,172.97	4,170.10	(329.33)	922.80	593.47	14%	30,9283
45	ALL NON EXEMPT PARCELS	IQ	847.33	617.54	1,464.87	874.65	417.50	1,292.15	(27.32)	200.04	172.72	13%	325,0000
53	Undeveloped undesignated	133	1,524.02	57.04	1,581.06	1,163.87	12.06	1,175.93	360.15	44.98	405.13	34%	694,6737

Information regarding Assessment Increases

Listed below are assessments with greater than three percent (10%) increases over the prior year assessment. An explanation is provided for each.

<u>Unit</u>	<u>FY 2018 Assmt.</u>	<u>FY 2017 Assmt.</u>	<u>\$ and % Increase</u>	
2, 2A And 2C Undeveloped, Undifferentiated	\$ 10,450.81	\$ 7,060.61	\$ 3,390.20	48%

Unit No. 2C Alton assessment has 9 different land use classifications. All parcels assigned to a specific land use classification will have rate decreases with the proposed FY 2018 assessments; however, parcels which remain undeveloped without specific land use classification will have a rate increase as shown above. The reason for this increase is that the percentage of the levy allocable to Parcel Infrastructure increased from FY 2017 to FY 2018 with the “activation” of all remaining Parcels. The increase is a result of this shift of assessment to Parcel Infrastructure from Community Infrastructure.

<u>Unit</u>	<u>FY 2018 Assmt.</u>	<u>FY 2017 Assmt.</u>	<u>\$ and % Increase</u>	
4 All Non Exempt Parcels	\$ 51.98	\$ 34.59	\$ 17.39	50%

The Unit No. 4 West of Villages of Palm Beach Lakes assessment increase is primarily attributable the POA request to continue to expand the unit’s aerator program with the addition of three new aerators in the year in order to enhance water quality. In FY 2017, fund balance was used to offset assessments, but this could not be continued in FY 2018.

<u>Unit</u>	<u>FY 2018 Assmt.</u>	<u>FY 2017 Assmt.</u>	<u>\$ and % Increase</u>	
15 All Non Exempt Parcels	\$ 115.53	\$ 102.27	\$ 13.26	13%

The Unit No. 15 Villages of Palm Beach Lakes assessment increase is attributable to the POA request to continue to expand the unit’s aerator program with the addition of four new aerators in the year in order to enhance water quality. In FY 2017, fund balance was used to offset assessments, but needed to be reduced in FY 2018 in order to maintain sufficient reserves.

<u>Unit</u>	<u>FY 2018 Assmt.</u>	<u>FY 2017 Assmt.</u>	<u>\$ and % Increase</u>	
18 Apartments	\$ 3,528.66	\$ 2,610.94	\$ 531.56	20%
18 Commercial	\$ 7,905.40	\$ 5,849.40	\$ 1,190.88	20%
18 Golf Course	\$ 849.93	\$ 628.88	\$ 128.03	20%
18 PSO	\$ 2,328.46	\$ 1,722.89	\$ 350.76	20%
18 ERU	\$ 923.43	\$ 683.27	\$ 139.10	20%

The Unit No. 18 Ibis assessment increases by 20% for all land use categories. This increase is primarily attributable to response costs related to the legal challenges brought on by the City of West Palm Beach and the Ibis POA associated with the expansion of State Road 7.

<u>Unit</u>	<u>FY 2018 Assmt.</u>	<u>FY 2017 Assmt.</u>	<u>\$ and % Increase</u>	
21 All Non Exempt Parcels	\$ 1,304.82	\$ 1,151.81	\$ 153.01	13%

The Unit No. 21 Old Marsh assessment increase is attributable to the POA request to continue to expand the unit's aerator program with the addition of six new aerators in the year in order to enhance water quality. In FY 2017, fund balance was used to offset assessments, but needed to be reduced in FY 2018 in order to maintain sufficient reserves.

<u>Unit</u>	<u>FY 2018 Assmt.</u>	<u>FY 2017 Assmt.</u>	<u>\$ and % Increase</u>	
27B Condo units - tax per unit	\$ 749.67	\$ 562.19	\$ 187.48	33%
27B Townhomes	\$ 719.86	\$ 566.52	\$ 153.34	27%
27B Single Family - 40 ft lots	\$ 1,126.25	\$ 886.35	\$ 239.90	27%
27B Single Family - 50 ft lots	\$ 1,407.81	\$ 1,107.94	\$ 299.87	27%
27B Single Family - Preserve lots	\$ 1,689.44	\$ 1,329.57	\$ 359.87	27%
27B Commercial	\$ 3,105.29	\$ 2,268.57	\$ 836.72	37%

The Unit 27B Botanica assessment increase is mostly attributable to planned repairs and replacement of wood structures in the preserves.

<u>Unit</u>	<u>FY 2018 Assmt.</u>	<u>FY 2017 Assmt.</u>	<u>\$ and % Increase</u>	
32 All Non Exempt Parcels	\$ 257.36	\$ 204.90	\$ 52.46	26%

The Unit No. 32 Roebuck Road Outfall Ditch assessment increase is attributable to using less fund balance to offset assessments.

<u>Unit</u>	<u>FY 2018 Assmt.</u>	<u>FY 2017 Assmt.</u>	<u>\$ and % Increase</u>	
43 Multi Fam	\$ 4,763.57	\$ 4,170.10	\$ 593.47	14%

Unit No. 43 Mirasol has different tax rates for 6 different property groups. Rates of all property groups increase from last year's rates, but only the tax rate for Multi Family property in Unit 43 (Mirasol) increased greater than 10%. This Multi Family property group is comprised of Portofino at Mirasol Apartments (aka San Merano apartments). The overall budget (debt and maintenance) of Unit 43 increased by approximately \$49,000, or 2% from the prior year; however, by fund, it was an increase approximating \$291,000 or 42% in the Maintenance Fund, and a decrease approximating \$242,000 or 16% in the Debt Fund. The total Maintenance budget for Mirasol increased primarily as a result of the master pump station roof replacement, and the total Debt budget for Mirasol decreased as a result of the bond refunding that occurred on August 1, 2017. At the time debt was originally issued for this Unit, the developer made a debt contribution in order to reduce the allocation of future debt assessments applicable to certain land groups, most notably the Multi Family group. Accordingly, the Multi Family's share of the cost to pay for the pump station roof replacement is offset by a lesser share in savings from the debt refunding, thus resulting in a higher rate increase than other property groups.

<u>Unit</u>	<u>FY 2018 Assmt.</u>	<u>FY 2017 Assmt.</u>	<u>\$ and % Increase</u>	
45 All Non Exempt Parcels	\$ 1,464.87	\$ 1,292.15	\$ 172.72	13%

The Unit No. 45 Paseos assessment increase is primarily the result of increased roadway and sidewalk repairs, as well as repair and replacement of miscellaneous assets within the preserve tracts such as fences, gates, monument signs and trail markers.

<u>Unit</u>	<u>FY 2018 Assmt.</u>	<u>FY 2017 Assmt.</u>	<u>\$ and % Increase</u>	
53 Undeveloped Undesignated	\$ 1,581.06	\$ 1,175.93	\$ 405.13	34%

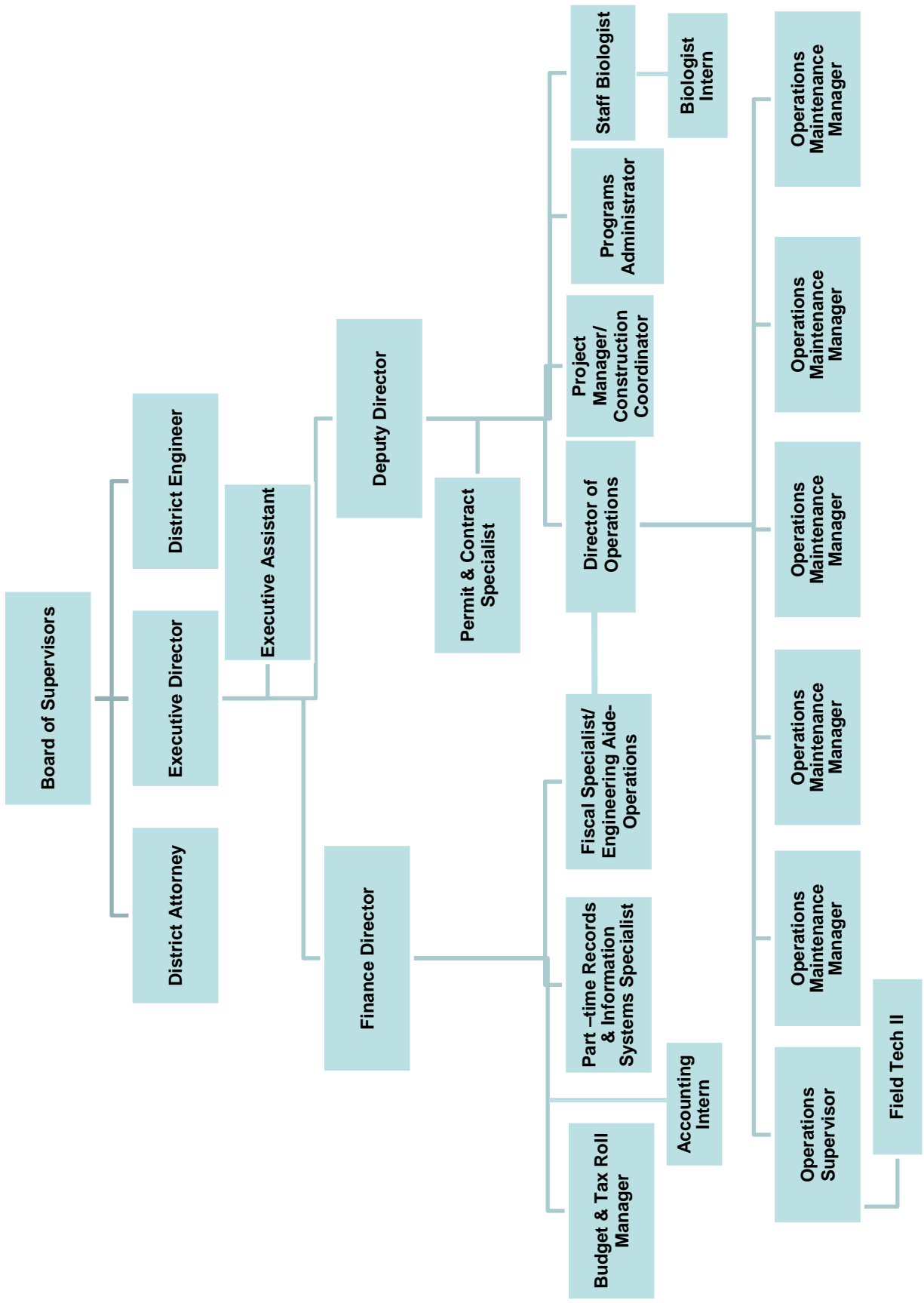
The Unit No. 53 Arden assessment in undeveloped, undesignated land increased from \$1,175.93.09 to \$1,581.06 per acre (a 34% increase) due to loss of acreage caused by subdividing of land and specification of exempt property. Rates for zero lot line single family homes, or traditional single family homes were not calculated on the prior budget draft because, prior to the release of the 2017 tax roll, no parcels had been designated as such.

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**NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
BUDGET CALENDAR
FISCAL YEAR 2018**

<u>Date</u>	<u>Activity</u>
January 19, 2017	Distribute Budget Worksheet Packages and instructions to District Staff.
February 24, 2017	Budget Packages due to Budget Manager.
March 2 – April 7, 2017	Review Draft Budget, Assessment Rates, Cost Allocation Analysis, and Common Area Acreage Analysis with Executive Director, Deputy Director, Finance Director, and Consultants.
May 10, 2017	Presentation of Draft Budget to Budget and Banking Review Committee by Executive Director.
April 7 – June 27, 2017	Landowner/POA/HOA meetings scheduled to Review Draft Budget and Assessment Rates.
May 24, 2017	Presentation of Draft Budget to Board of Supervisors by Executive Director.
May 30, 2017	First Release by Property Appraiser of 2018 Tax Roll data for NAV Assessment Roll.
May 31 – June 8, 2017	Analysis of changes in NAV Assessment Roll.
June 28, 2017	Presentation of FY 2018 TRIM Budget and Assessments Rates for approval by Board of Supervisors.
July 15, 2017	Deadline for submittal of FY 2018 TRIM Budget Assessments to Palm Beach County Property Appraiser and ISS.
July 31, 2017	Deadline for verification of the Assessment Roll for TRIM notices, and mailing of Chapter 197 notices for new assessments.
August 23, 2017	Public Hearing and Board of Supervisors Meeting for Final Certification of Assessment Roll and FY 2018 Budget.
September 13, 2017	Deadline for Certification of Final NAV Tax Roll to the Tax Collector.
October 1, 2017	Fiscal Year 2018 Approved Budget is implemented.

Northern Palm Beach County Improvement District



NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

Background and Budgeting Information

How was Northern formed?

Northern Palm Beach County Improvement District ("Northern") is an independent special district created pursuant to Chapter 59-994, Florida Statutes filed with the Florida Secretary of State's Office on June 18, 1959. Prior to June 17, 1995, it was known as "Northern Palm Beach County Water Control District," but Northern's name was changed by the Legislature (see Chapter 95-489, Laws of Florida) to more accurately reflect its purposes. Northern encompasses approximately 128 square miles of land in the northeastern portion of Palm Beach County.

What type of local government is Northern?

As a special district, Northern has only those powers specifically delegated to it by the Legislature, or necessarily implied from powers specifically delegated to it. There have been subsequent periodic changes to its legislation, but, overall Northern was established for the purpose of reclaiming the lands within its boundaries for water control and water supply purposes, and to protect the land from the effects of water by means of the construction and maintenance of canals, ditches, dikes, pumping plants and other works and improvements. In 1987, Northern was further authorized to construct and operate water and sewer facilities, roads, parks and greenways. All service provided is subject to the local government development requirements for each location.

How is Northern governed?

The governing body of Northern is the Board of Supervisors ("the Board") which is comprised of five elected members. The Board is responsible for legislative and fiscal control of Northern. Originally, all five Board Members were elected in the Annual Landowners Election. In 2003, the Board of Supervisors embarked on a program of improving communication and educating our residents. A desire to be proactive about residents' and constituents' growing concerns regarding the election process utilized by Northern, as well as other issues facing them, led the Board to form the Mission Review Committee. Its purpose was to review the voting procedure of one acre, one vote versus other possible alternatives, adopt a mission statement, and to clarify authority over Board qualification issues. The culmination of the Committee's work resulted in Chapter 2005-302, F.S., which provides that two of the five Board Seats are elected in the General Election beginning in November 2006. In 2006, Marilyn Lew-Jacobs became the first popularly elected Board Member. If there is a vacancy on the Board, the remaining Supervisors fill such vacancy until the next annual election.

In May 2010, Governor Crist signed House Bill No. 759, which changed the manner in which Board Members are elected the District's Board of Supervisors. Two more seats, bringing the total of four out of five seats, are filled by popular vote in the General Election. The remaining seat will continue to be filled by landowner election. Beginning in 2012, Seats No. 4 and 5 were elected by popular vote in the November General Election. Also at that time, the requirements to qualify for those seats changed so that members elected to those seats must be residents of the District, must own, or have a beneficial interest in an entity that owns real property within the District, and must be electors of the District. In 2014, Seats No. 2 and 3 changed and have similar qualifying requirements.

Another major change within the House Bill is the landowner election qualifications. At this time, votes are cast on a "one acre (or any portion thereof) one vote" basis for Seats 1, 3 and 4 by any landowner within the District. Beginning in 2010, landowners of real property within the District's boundaries with the exception of landowners who own land not currently subject to the District's levy of assessments or who have not paid those assessments for the previous year are qualified to vote in the landowner seat election process.

The Board meets regularly on the second and fourth Wednesdays of each month for the purpose of conducting the business of Northern.

What are Northern's Vision and Mission Statements?

The Board of Supervisors developed the following Vision and Mission Statements:

Vision Statement:

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

Mission Statement:

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

How is Northern funded?

Northern Palm Beach County Improvement District is funded by special assessments collected through Palm Beach County's Tax Collector's Office as allowed by Florida law. Each acre or part thereof is assessed based on the services provided to the property. Northern is comprised of multiple "Units of Development" which have varying levels of service and assessments. Assessments (non ad valorem) require developed and undeveloped acres to be assessed by Northern at the same level. These assessments are

not ad valorem taxes or millage taxes that vary depending on the appraised value of the property.

Assessments are levied on November 1st of each year, or as soon thereafter as the ad valorem tax roll is certified by the Palm Beach County Property Appraiser and delivered to the Palm Beach County Tax Collector. All unpaid assessments levied November 1st become delinquent April 1st of the following year. Discounts are allowed for early payment at a maximum rate of 4%. Assessment revenues are recognized when they become available. Delinquent assessments are considered fully collectible and therefore no allowance for uncollectible assessments is provided.

What type of projects does Northern do?

Northern's enabling legislation provides that it may undertake District-wide projects, and, in addition, the owners of a majority of the acreage within a particular portion of Northern, may petition the Board of Supervisors to designate that portion of Northern as a Unit of Development for the purposes of constructing and maintaining improvements in accordance with a plan of improvements. After formation of the unit, a Plan of Improvements is prepared detailing the improvements to be constructed within that Unit of Development. A public hearing is held to receive any objections and the Board may approve the Plan at that time and authorize the District Engineer to prepare a Report on the Plan of Improvements. Northern's District Engineer must prepare a Report on the Plan of Improvements (the Plan) detailing the amount of benefits and damages that will accrue to the land from the construction of the Plan. The Board, after a public hearing to receive any objections, may approve the Report. The approval and confirmation of Northern's District Engineer's Report by the Board establishes the amount and apportionment of assessments. Financing, generally in the form of issuance of bonds, will then be obtained for the purpose of constructing the Plan. Repayment of indebtedness for that purpose will then be secured by assessments on the lands in that unit, and will not be secured by assessments owing on any other district lands. Amendments to the Plan generally are made in the same manner as the adoption of the original Plan. In addition, many bonds issued prior to 1989 require the consent of the bondholders before a plan of improvements can be amended.

How many people work at Northern?

Northern has 18 full time employees, one part time employee, and two interns consisting of two basic divisions – Administration & Finance with five full time Staff and one intern, and Operations & Engineering with thirteen full time, one part time Staff, and one intern. These Staff manage numerous contracts with Consultants, Project and Consulting Engineers, and Annual Contractors to perform the work and services for each Unit throughout the 128 square mile area.

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

The engineering firm of Arcadis is Northern's District Engineer. Northern's enabling legislation provides that Northern shall retain the services of a District Engineer who shall have control of the engineering work within Northern and shall, among other things, file with certain Florida agencies a report outlining water control plans for Northern and costs thereof.

How does Northern issue bonds?

Under the enabling legislation, Northern may undertake District-wide projects, and in addition the enabling legislation provides that the owners of a majority of the acreage within a particular portion of Northern may petition the Board to designate that portion of Northern as a unit of development wherein improvements will be accomplished. Northern has a total of 48 units of development with individual budgets presented in its fiscal year 2017-18 budget.

Northern may impose special assessments upon land benefitted by projects of Northern, and Northern may issue bonds payable from such assessments. If bonds are issued to finance improvements within a unit of development, only the lands within that particular unit are subject to the levy and collection of special assessments for the payment of principal and interest on the bonds issued for that unit of development. Units of development may overlap; that is, the same land may be included in more than one unit of development. However, each unit of development is a separate component of Northern for the implementation and financing of District projects.

Prior to construction of any improvements, Northern's Engineer must prepare and the Board must approve a water management plan detailing such improvements. Historically, upon approval of the water management plan, the Board was required to petition the circuit court to appoint three commissioners to assess the benefits and damages, if any, accruing to each parcel of land within the unit of development that would result from the implementation of the water management plan. The assessment of benefits was not an appraisal and was undertaken in part for the purpose of determining the maximum principal amount of bonds that could be issued to finance the implementation of the water management plan and the maximum amount of special assessments that may be imposed for the payment of such bonds. Ultimately, a hearing was held and if it was shown that the estimated cost of construction of improvements described in the water management plan was less than the benefits assessed by the commissioner's report, the court was required to approve and confirm the commissioner's report.

Effective May 1, 1997, however, the Florida Legislature amended the Act, and the procedures relative to the adoption of a water management plan described above are no longer applicable. In lieu thereof, Northern's Engineer is now required to prepare a report setting forth the amount of benefits and damages that will accrue to the land as a result of putting into effect a proposed water management plan. Notice is given to affected landowners and there is an opportunity to be heard, but ultimately the Board may levy assessments based upon benefits and damages determined by Northern's Engineer.

The maximum principal amount of bonds that may be issued in respect to a project cannot

exceed 90% of the benefits assessed against the lands in respect to such project. Northern may levy special assessments in an amount equal to 100% of the assessed benefits for the purpose of paying the principal of the bonds. There is no limit on the amount of special assessments that may be levied for the purpose of paying interest on such bonds.

Northern is responsible for the construction of all works to be undertaken pursuant to any water management plan, and for the maintenance of such works except in instances where improvements are conveyed to other governmental entities after completion. In addition to special assessments imposed to finance the completion of the improvements described in a water management plan, Northern levies annual installments of maintenance taxes on the lands in each unit of development in proportion to the benefits assessed to each parcel therein to pay for the ongoing maintenance of District improvements and administrative costs. There is no limit on the amount of such maintenance taxes.

Northern is obligated to complete a water management plan, but Northern is also authorized to amend an adopted water management plan. There are several alternative methods for amending a water management plan, but in no event may an amendment have the effect of reducing the amount of Drainage Taxes that could be levied with respect to the Bonds.

How does Northern prepare its Annual Budget?

Each year, Northern prepares a budget for the upcoming fiscal year (October 1st to September 30th). The preliminary budget is proposed by the Staff and presented to property owners, homeowners, property managers, residents, and Northern's Board at public meetings. The property owners have the opportunity during these meetings to ask questions about the proposed budget and to make requests for budget modifications. The final decisions regarding the budget are made by the Board of Supervisors. The Board carefully considers the public comments/requests when approving the final budget. When adopted, the budget becomes the official financial plan of Northern's departments. Consequently, this makes preparation of the budget one of the most important duties performed each year.

The following information is designed to provide staff members, elected officials and residents with an overview of the budget process and the basic tools necessary to create budgetary estimates, if appropriate. This document can be used as a road map for seeing how Northern creates its annual financial plan.

How is Budget information collected?

Northern's financial planning process begins in March, and a final balanced financial plan must be approved and assessment rates certified by September 15th each year.

The Department Directors present departmental budgets to the Budget Manager in a specified format with their requests for funding including explanations and justification for

their requests. When the budget detail is available, conferences are scheduled between the Budget Manager, each Department Director, the Deputy Director and the Executive Director to review the department's specific detail.

During these meetings department directors are given the opportunity to justify their requests. Each request is examined to determine if it will be included in the budget during the upcoming year or cut from the funding process. This is accomplished depending on the merit and justification of the requests and availability of funding.

After the Budget Manager reviews and researches the departmental requests and revenue projections, a balanced financial plan is presented to the Executive Director. Once the Executive Director accepts the recommendations, the financial plan is presented to the Budget and Banking Review Committee for detailed review and discussion. This committee then makes a recommendation to the Board.

The financial plan is adopted on a basis consistent with generally accepted accounting principles (GAAP). Line item accounts (salaries, FICA, materials, etc.) within each department are monitored by the Budget Manager, the Finance Director, and the Deputy Director so that departments do not have unauthorized overexpenditures.

How does Northern maintain fiscal responsibility?

Northern has a tradition of sound financial management as evidenced by years of unmodified audit opinions, and, most recently, twelve years of no management letter comments. It is the policy of Administration and the Departments to continue this sound financial management to ensure fiscal strength through all economic trends. As has been learned most recently, market factors, global economic conditions, hurricanes and disasters, lifestyle changes, actions by regulatory agencies and executive, legislative and judicial decisions made by other governmental jurisdictions all have a direct impact on Northern.

The following financial goals have reviewed as part of the financial planning process and reaffirmed as the basis for developing this budget.

- **Budgeting**

A comprehensive annual financial plan will be prepared for all funds expended by Northern. Inclusion of all funds in the financial planning process enables the Board, the Executive Director and the public to consider all financial aspects of Northern's operations when preparing, modifying, and monitoring the plan, rather than deal with Northern's finances on a "piece meal" basis.

Northern's Financial Plan will be prepared in such a manner as to facilitate its understanding by citizens and elected officials. The Board will hold workshops as well as required public hearings which are open to the public in order to communicate effectively District finance issues to all who attend the meetings.

Financial priority will be given to the basic District services which provide the maximum level of services to the most citizens, in the most cost effective manner, with consideration given to all costs including economic, fiscal and social.

Northern will maintain its physical assets at a level adequate to protect Northern's capital investment and minimize future maintenance and replacement costs from current revenues where possible.

- **Debt Administration**

Northern will confine long-term borrowing to capital improvements that cannot be financed from current revenues or reserves.

Northern will publish and distribute an official statement for each bond issued. Northern will maintain good communications with bond rating agencies about its financial condition. Northern will follow a policy of full disclosure on every financial report and bond prospectus.

Northern will not issue notes to finance operating deficits.

Northern will analyze short-term borrowing for project requests that total less than \$1,000,000 in principal. Northern will evaluate the cost effectiveness of issuing bonds when projects exceed \$1,000,000 in principal.

- **Reserves**

Northern will maintain reserves to provide a sufficient cash flow for financial needs at all times and to offset significant economic downturns.

Northern will maintain sufficient cash reserves to enable Northern to continue to provide needed services to its citizens in the aftermath of a natural disaster or other serious widespread emergency.

- **Cash Management**

Northern observes a cash management policy which provides guidelines for the prudent investment of cash and outlines the policies for maximizing the efficiency of the cash management system. The ultimate goal is to enhance the economic status of Northern while protecting its pooled cash.

Northern adopts the Budget on a basis consistent with generally accepted accounting principles. All appropriations lapse at fiscal year end unless encumbered or specifically designated to be carried forward to the subsequent year.

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Focusing on the Future

Five Year Maintenance and Capital Projects Plan 2017/2018 – 2021/2022

The Five Year Maintenance and Capital Project Plan is used to forecast future projects based on priority and budgetary considerations. The plan specifically identifies projects in excess of \$10,000 and categorizes them into maintenance or capital depending on the funding source. Maintenance projects are typically funded through the annual budget where capital projects are typically funded through the issuance of debt. This document is updated annually during the budget process and is used as a tool for scheduling and budgeting projects. The Plan is intended to be a working document and is revised periodically to reflect the changing dynamics of the District.

The following pages consist of a detailed description of each project identified in the plan, the corresponding year for implementation, a budget estimate and timeline for implementation of each project.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT MAY 2016



ACTIVE UNITS OF DEVELOPMENT

- UNIT 1 GRAMERCY PARK (CPRESS RUIN)
- UNIT 2 FRENCHMAN'S CREEK
- UNIT 2A MACARTHUR OVERLAY
- UNIT 2C ALTON
- UNIT 3 HORSESHOE ACRES/SQUARE LAKE
- UNIT 3A WOODBINE
- UNIT 4 WEST OF VILLAGES OF PALM BEACH LAKES
- UNIT 5 HENRY ROSE
- UNIT 5A VISTA CENTER OF PALM BEACH
- UNIT 5B BAYWINDS
- UNIT 5C RIVERWALK
- UNIT 5D ANDROS ISLE
- UNIT 7 DYER BOULEVARD
- UNIT 9 ADMIRALS COVE WEST
- UNIT 9A ABACOA I
- UNIT 9B ABACOA II
- UNIT 11 PGA NATIONAL
- UNIT 12A HIGHLAND PINES
- UNIT 12B GARDENS HUNT CLUB SUB-UNIT
- UNIT 14 EASTPOINTE
- UNIT 15 VILLAGES OF PALM BEACH LAKES
- UNIT 16 FIRST PARK OF SOUTH FLORIDA
- UNIT 18 IBIS GOLF & COUNTRY CLUB
- UNIT 19 REGIONAL CENTER
- UNIT 19A REGIONAL CENTER IRRIGATION
- UNIT 20 JUNO ISLES
- UNIT 21 OLD MARSH
- UNIT 23 THE SHORES
- UNIT 24 IRONHORSE
- UNIT 25 PALM BEACH INTERNATIONAL RACEWAY
- UNIT 27B BOTANICA
- UNIT 29 NORTH FORK DEVELOPMENT
- UNIT 31 BALLENSISLES COUNTRY CLUB
- UNIT 32 PALM COVE
- UNIT 32A PALM COVE SUB-UNIT
- UNIT 33 CYPRESS COVE
- UNIT 34 HIDDEN KEY
- UNIT 38 HARBOUR ISLES
- UNIT 41 MYSTIC COVE
- UNIT 43 MIRASOL
- UNIT 44 THE BEAR'S CLUB
- UNIT 45 PASEOS
- UNIT 46 JUPITER COUNTRY CLUB
- UNIT 47 JUPITER ISLES
- UNIT 49 NORTHERN PALM BEACH COUNTY BUSINESS PARK
- UNIT 51 FRENCHMAN'S HARBOR
- UNIT 53 ARDEN

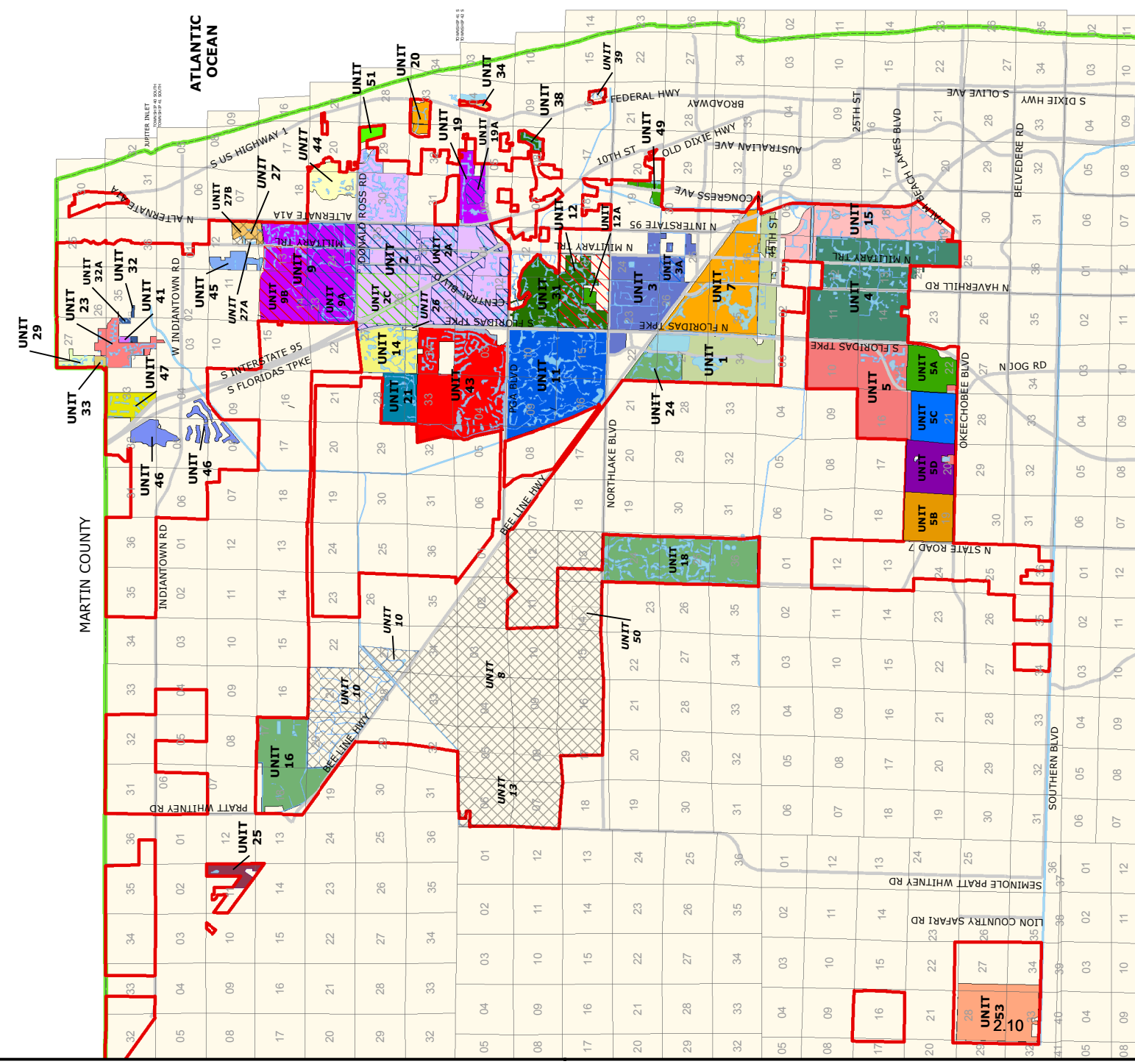
INACTIVE UNITS OF DEVELOPMENT

- UNIT 7A NORTH COUNTY PUD (NOT SHOWN)
- UNIT 8 INACTIVE UNIT
- UNIT 8A AVENIR (NOT SHOWN)
- UNIT 10 CALOOSA
- UNIT 13 MECCA FARMS
- UNIT 16A RB PARK OF COMMERCE WATER/SEWER SUB-UNIT (NOT SHOWN)
- UNIT 22 WESTERN BUSINESS PARK (NOT SHOWN)
- UNIT 26 EASTPOINTE LAKE SEALING PROJECT
- UNIT 27 JUPITER HIGH TECH PARK
- UNIT 27A INACTIVE UNIT
- UNIT 28 WATER RESOURCE PROGRAM (NOT SHOWN)
- UNIT 39 MARINER'S KEY
- UNIT 40 PROSPERITY BAY VILLAGE (NOT SHOWN)
- UNIT 42 BLUE GREEN ENTERPRISES
- UNIT 50 BALSAMO

NPBCID JURISDICTIONAL BOUNDARIES



MAP SOURCE: NPBCID GIS AND PALM BEACH COUNTY GIS
MAP CREATED BY: FLIPSIDEGEO ON 5/2/2016



UNIT 1 – GRAMERCY PARK

2017/2018 EPB-10, exotic tree and brush removal from canal banks, east of Military Trail 2570' LF: This project consists of the removal of undesirable vegetation from within the canal banks.

UNIT 2C – ALTON

2017/2020 Bond Improvements:
Alton Road South of Grandiflora: All clearing, grubbing and earthwork (excavation and embankment) within the limits of construction (right-of-way, buffer, utility easement, lake and stockpile areas). All water, gravity sewer, force main, lift station, drainage and conduit installations. All paving, curbing, walks, paver bricks, striping, signage within the road right-of-way only.
Hood Rd: Design, permitting and construction of a reclaimed water main as provided in the first amendment to the plan of improvement.
PCD Buffer: All landscape, lighting and irrigation associated with the required PCD buffers as well as the buffers adjacent to Alton Road.
Additional Neighborhood improvements: All POI work associated with the design permitting and construction of remaining residential neighborhoods identified in the POI.
Begin building fund balance for minor maintenance activities.

UNIT 3 - HORSESHOE ACRES/SQUARE LAKE UNIT

2017/2022 Canal Maintenance: This project consists of the removal of sediment and vegetative material from within the canal channel and reshaping the bank slopes consistent with the typical design section.

2017/2018 Access Gate Repair: This project includes removal of an existing access gate which has deteriorated at Epb-5 and North Lake Blvd. and the installation of a new aluminum gate.

UNIT 4 – WEST OF VILLAGES OF PALM BEACH LAKES

2017/2018 Aerators: This project consists of the installation of three new Aerators as requested by the Unit and in accordance with Northern's established Aerator Program.

2017/2018 Access Gate Repair: This project includes removal of two existing access gates which have deteriorated and the installation of two new aluminum gates.

2017/2022 Canal Maintenance: This project consists of the removal of sediment and vegetative material from within the canal channel and reshaping the bank slopes consistent with the typical design section within the Epb-11 canal approximately 4,000 linear feet east of Military Trail and Roebuck Road to the Saratoga outfall culverts.

UNIT 5A – VISTA CENTER

- 2017/2022** Roadway and sidewalk repair: This project consists of miscellaneous repairs of existing roadway and sidewalks.
- 2019/2022** Catch Basin Inspection and Cleaning: This project consists of cleaning and visual inspection of catch basins to determine the condition of the each structure. Deficiencies are noted and repairs will be facilitated accordingly.
- 2017/2018** Sidewalk Construction: This project consists of the construction of new sidewalks within the unit to facilitate improved pedestrian circulation.
- 2017/2022** Culvert Inspection and Cleaning: This project consists of cleaning and visual inspection of culverts either by diver or video camera to determine the internal condition of the pipe. Deficiencies are noted and repairs will be facilitated accordingly.
- 2018/2021** Lake interconnect pipe repair and lining: This project consists of slip-lining and repair of Lake interconnect pipes depending on the results of the Engineering Evaluation.
- 2019/2021** Upgrade Vista Parkway Median Irrigation: This project consists of the upgrade and modification of the Irrigation system which Northern owns within the median of Vista Parkway depending on the results of the Engineering Evaluation.

UNIT 5B - BAYWINDS

- 2017/2018** Baywinds Pump Station Roof replacement: This project consists of the replacement of the roof at the Baywinds Pump station which will be in need of replacement by this time.

UNIT 5C - RIVERWALK

- 2017/2022** Culvert Inspection and Cleaning: This project consists of cleaning and visual inspection of culverts either by diver or video camera to determine the internal condition of the pipe. Deficiencies are noted and repairs will be facilitated accordingly.

UNIT 7 – DYER BOULEVARD

- 2017/2022** Canal Maintenance: This project consists of the removal of sediment and vegetative material from within the canal channel and reshaping the bank slopes consistent with the typical design section.

UNIT 9 – ADMIRALS COVE

- 2017/2018** Access Gate Repair: This project includes removal of three existing access gates which have deteriorated and the installation of three new aluminum gates.

2017/2018 Telemetry Upgrade: This project includes the removal and replacement of the telemetry components at control structure No. 9.

UNIT 9A – ABACOA I

2017/2018 Aerators: This project consists of the installation of two new Aerators as requested by the POA and in accordance with Northern’s established Aerator Program.

2017/2022 Roadway and sidewalk repair: This project consists of miscellaneous repairs of existing sidewalks that are owned and maintained by Northern.

2019/2022 Culvert Inspection and Cleaning: This project consists of cleaning and visual inspection of culverts either by diver or video camera to determine the internal condition of the pipe. Deficiencies are noted and repairs will be facilitated accordingly.

2017/2022 Repair and replacement of Greenway facilities: This project consists of the repair and replacement of miscellaneous assets within the greenway tracts such as fences, gates, monument signs and trail markers.

UNIT 9B – ABACOA II

2017/2018 Aerators: This project consists of the installation of two new Aerators this year as requested by the POA and in accordance with Northern’s established Aerator Program.

2017/2022 Roadway and sidewalk repair: This project consists of miscellaneous repairs of existing sidewalks that are owned and maintained by Northern.

2018/2022 Culvert Inspection and Cleaning: This project consists of cleaning and visual inspection of culverts either by diver or video camera to determine the internal condition of the pipe. Deficiencies are noted and repairs will be facilitated accordingly.

2017/2022 Repair and replacement of Greenway facilities: This project consists of the repair and replacement of miscellaneous assets within the greenway tracts such as fences, gates, monument signs and trail markers.

UNIT 11 – PGA NATIONAL

2017/2018 Aerators: Five ultrasonic style aerators and two traditional aerators are scheduled for installation this year as requested by the POA and in accordance with Northern’s established Aerator Program.

2017/2022 Roadway Repair and Maintenance: This project consists of general roadway maintenance and repair such as pot holes, restriping and utility cuts.

2017/2018 Central Pump Station Roof Replacement: This project consists of the replacement of the roof at the PGA Central Pump station which will be in need of replacement by this time.

2017/2022 Pump Station Routine Repairs: This project consists of general building maintenance of the three pump stations within PGA.

2017/2022 Roadway Drainage Inlet, Catch Basin and Pipe Cleaning and Inspection: This project consists of cleaning and visual inspection of inlets, catch

basins and roadway drainage pipes to determine the condition. Deficiencies will be noted and repairs will be facilitated accordingly.

- 2019/2021** Internal Roadway overlay: This project consists of the milling and asphalt overlay of Northern owned roadways within the Unit.
- 2019/2020** Rabbits Run Drainage Study: Engineering evaluation to improve the efficiency of the drainage basin known as Rabbits Run which distributes flow to the North Pump Station.
- 2018/2019** Lake interconnect pipe improvements: Potential culvert improvements as a result of the Rabbits Run Drainage Basin evaluation.
- 2018/2020** Fuel Tank Replacement: This project consists of the replacement of existing above ground emergency fuel storage tanks at the north and south pump stations.
- 2017/2018** Sidewalk, Swale & Curb Construction: This project consists of the replacement of sidewalks within the unit to facilitate improved pedestrian circulation, swale reconstruction and curb installation on Coventry Lane.
- 2017/2018** Generator Monitoring Equipment: This project consists of Generator monitoring hardware to measure fuel levels and run time.

UNIT 14 - EASTPOINTE

- 2017/2018** Aerators: This project consists of the installation of four new Aerators as requested by the POA and in accordance with Northern's established Aerator Program.
- 2017/2022** Canal Maintenance: This project consists of the removal of sediment and vegetative material from within the canal channel and reshaping the bank slopes consistent with the typical design section.
- 2017/2018** Fuel Tank Replacement: This project consists of the replacement of existing above ground emergency fuel storage tank at the Eastpointe pump station.

UNIT 15 - VILLAGES OF PALM BEACH LAKES

- 2017/2022** Canal Maintenance: This project consists of general canal clearing and isolated wash out repairs.
- 2017/2018** Aerators: This project consists of the installation of four new Aerators as requested by the Unit and in accordance with Northern's established Aerator Program.
- 2017/2022** Culvert Inspection and Cleaning: This project consists of cleaning and visual inspection of culverts either by diver or video camera to determine the internal condition of the pipe. Deficiencies are noted and repairs will be facilitated accordingly.
- 2017/2018** Control Structure Maintenance: This project consists of pressure cleaning and painting of control structures within the Unit.

UNIT 16 – PALM BEACH PARK OF COMMERCE

- 2017/2022** Culvert Inspection and Cleaning: This project consists of cleaning and visual inspection of culverts either by diver or video camera to determine

the internal condition of the pipe. Deficiencies are noted and repairs will be facilitated accordingly.

- 2017/2022** Roadway Repair and Maintenance: This project consists of general roadway maintenance and repair such as pot holes, restriping and utility cuts.
- 2017/2022** Canal Maintenance: This project consists of general canal clearing and isolated wash out repairs.
- 2017/2018** Internal Roadway overlay: This project consists of the asphalt overlay of Northern owned roadways within the Unit.

UNIT 18 - IBIS GOLF & COUNTRY CLUB

- 2017/2018** Aerator: This project consists of the installation of four new diffuser Aerators in accordance with Northern's established Aerator Program.
- 2017/2018** Stilling Well Dock Repair: This project consists of general maintenance and repair of stilling well docks at all three pump stations at Ibis.
- 2017/2022** Street Sweeping of Roadways: This project consists of street sweeping of all of Northern owned roadways within the unit as an element of the source control compliance order from SFWMD.
- 2017/2022** Culvert Inspection and Cleaning: This project consists of cleaning and visual inspection of culverts either by diver or video camera to determine the internal condition of the pipe. Deficiencies are noted and repairs will be facilitated accordingly.
- 2017/2018** Electrical Panel and Telemetry Replacement: This project consists of the replacement of the electrical panels and telemetry components at the east and west pump stations.
- 2017/2022** Catch Basin Inspection and Cleaning: This project consists of cleaning and visual inspection of catch basins to determine the internal condition. Deficiencies are noted and repairs will be facilitated accordingly.
- 2017/2018** Generator Monitoring Equipment: This project consists of Generator monitoring hardware to measure fuel levels and run time.
- 2018/2020** Swale Restoration: This project consists of swale regrading and restoration.

UNIT 19 – REGIONAL CENTER

- 2017/2022** Canal Maintenance: This project consists of general canal clearing and isolated wash out repairs.

UNIT 19A – IRRIGATION UNIT

- 2017/2022** Irrigation controller replacement: This project consists of the replacement of one irrigation controller per year as a result of lightning strikes or other force majeure event.
- 2018/2021** Upgrade Master Irrigation System: This project consists of the up-grade and modification of the Master Irrigation system which Northern owns depending on the results of the Engineering Evaluation.

UNIT 20 – JUNO ISLES

- 2017/2018** Boat Launch Facility: This project consists of the construction of a permanent boat launch access for Northern's lake maintenance access.
- 2019/2020** Weir replacement: This project consists of complete reconstruction of the existing outfall weir and wing walls as identified in the engineering evaluation conducted in 2014.

UNIT 21 – OLD MARSH

- 2017/2018** Aerators: This project consists of the installation of four new Aerators as requested by the POA and in accordance with Northern's established Aerator Program.

UNIT 24 – IRON HORSE

- 2017/2018** Generator Monitoring Equipment: This project consists of Generator monitoring hardware to measure fuel levels and run time.
- 2018/2022** Culvert Inspection and Cleaning: This project consists of cleaning and visual inspection of culverts either by diver or video camera to determine the internal condition of the pipe. Deficiencies are noted and repairs will be facilitated accordingly.
- 2017/2018** Fuel Tank Replacement: This project consists of the replacement of existing above ground emergency fuel storage tank at the Iron Horse pump station.
- 2017/2018** Electrical Components and Telemetry Replacement: This project consists of the replacement of the electrical and telemetry components at the Iron Horse pump station.

UNIT 27B – BOTANICA

- 2017/2018** Preserve Structure Replacement: This project consists of the replacement of the bridges and boardwalks which provide pedestrian access within the preserve areas. These elements are constructed of pressure treated lumber, are deteriorated and have reach their life expectancy.

UNIT 31 – BALLENISLES

- 2017/2018** Roadway Drainage Inlet, Catch Basin and Pipe Cleaning and Inspection: This project consists of cleaning and visual inspection of inlets, catch basins and roadway drainage pipes to determine the condition. Deficiencies will be noted and repairs will be facilitated accordingly.
- 2017/2022** Culvert Inspection and Cleaning: This project consists of cleaning and visual inspection of culverts either by diver or video camera to determine the internal condition of the pipe. Deficiencies are noted and repairs will be facilitated accordingly.

- 2017/2018** Aerators: This project consists of the installation of six new Aerators as requested by the POA and in accordance with Northern's established Aerator Program.
- 2017/2018** Architectural Design for Guard Houses at the PGA Blvd. entrance: This project consists of the architectural design, site planning and permitting of the modifications of the existing guard houses. This project is endorsed by the POA.
- 2017/2018** PGA Blvd. entrance Guard House and Northlake Blvd. entrance Guard House Modifications: This project consists of the construction of the previously described project.
- 2017/2018** Engineering Design for Milling and overlay of Roadways: This project consists of the engineering design for the milling and overlay of all Northern owned roadways within the Unit.
- 2017/2018** Internal Roadway overlay: This project consists of the construction of the previously described projects.
- 2017/2022** Roadway Repair and Maintenance: This project consists of general roadway maintenance and repair such as pot holes, restriping and utility cuts.
- 2017/2018** Building Repairs: This project consists of miscellaneous building repairs as needed in the interim prior to building replacement.

UNIT 34 – HIDDEN KEY

- 2017/2022** Roadway Repair and Maintenance: This project consists of general roadway maintenance and repair such as pot holes, restriping and utility cuts.
- 2017/2022** Access Gate Repair: This project includes the periodic repair of the main vehicular access gate as a result of vehicle collisions.

UNIT 43 – MIRASOL

- 2017/2018** Mirasol Main Pump Station Pump Roof Replacement: This project consists of the roof replacement of the Master pump station building. The roof is nearly 20 years old and is in need of replacement prior to potential issues.
- 2017/2022** Canal Maintenance: This project consists of the removal of sediment and vegetative material from within the canal channel and reshaping the bank slopes consistent with the typical design section.
- 2018/2021** Upgrade Master Irrigation System: This project consists of the up-grade and modification of the Master Irrigation system which Northern owns depending on the results of the Engineering Evaluation.
- 2017/2018** Stilling Well Dock Repair: This project consists of general maintenance and repair of stilling well docks at two locations within Mirasol.
- 2017/2018** Electrical Components and Telemetry Replacement: This project consists of the replacement of the electrical and telemetry components at the Mirasol pump station.
- 2017/2018** Road Repair and Maintenance: This project consists of replacing Jog Road lights with LED.

UNIT 45 – PASEOS

- 2017/2022** Roadway and sidewalk repair: This project consists of miscellaneous repairs of existing roadway and sidewalks.
- 2019/2021** Roadway Drainage Inlet, Catch Basin and Pipe Cleaning and Inspection: This project consists of cleaning and visual inspection of inlets, catch basins and roadway drainage pipes to determine the condition. Deficiencies will be noted and repairs will be facilitated accordingly.
- 2017/2022** Repair and replacement of Preserve facilities: This project consists of the repair and replacement of miscellaneous assets within the preserve tracts such as fences, gates, monument signs and trail markers.

UNIT 53 – ARDEN

- 2017/2021** Plan of Improvement projects consisting of the design, permitting and construction of off-site roadway improvements on SR 80, master stormwater management system, public roadways, perimeter public park and greenway improvements and back-bone water and sanitary sewer infrastructure. Begin building fund balance for minor maintenance activities.

COMMON AREA

- 2017/2018** Parking Lot Resurfacing: This project consists of the resurfacing of the asphalt parking lot at Northern's offices.
- 2017/2018** Tree Removal: This project consists of the removal of exotic trees and other undesirable vegetation along the eastern property line adjacent to the Turnpike.

GENERAL FUND

- 2017/2018** Vehicle Replacement: Two Vehicle replacements this year, one in Administration and one in Operations.
- 2017/2018** Office Equipment: Replacement of computers and other office equipment.
- 2017/2018** Building Maintenance: Includes elevator battery replacement, painting EOC, Board Room exterior door replacement, emergency water tank cleaning , relocation of chiller chemicals outside, raise and pitch chiller room floor and painting of all chiller piping.

Northern Palm Beach County Improvement District
5 Year Maintenance and Capital Projects

Maintenance Projects
Capital Projects

Unit No.	Unit Name	Year 2017/2018	Year 2018/2019	Year 2019/2020	Year 2020/2021	Year 2021/2022
		\$	\$	\$	\$	\$
1	Gramercy Park					
	Canal Maintenance	\$30,000	\$10,000	\$10,000	\$10,000	\$10,000
2	Frenchman's Creek					
2A	MacArthur Overlay					
2C	Scripps/Briger Tract					
	Bond Improvements	\$11,000,000	\$11,000,000			
	Roadway/Sidewalk repair and maintenance	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
	Culvert Inspection and Cleaning	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
	Irrigation system repairs	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000
3	Horseshoe Acres/Square Lake					
	Canal Maintenance	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
	Access Gate Repair	\$10,000				
3A	Woodbine					
4	West of Villages of Palm Beach Lakes					
	Canal Maintenance	\$40,000	\$10,000	\$10,000	\$10,000	\$10,000
	Access Gate Replacement	\$17,000				
	3 Aerators	\$55,500				
5	Henry Rolf / Okeechobee Corridor					
5A	Vista Center of Palm Beach					
	Roadway/Sidewalk repair and maintenance	\$27,500	\$10,000	\$10,000	\$10,000	\$10,000
	Catch Basin Cleaning and Inspection			\$25,000		\$25,000
	Sidewalk new installation	\$165,000				
	Culvert Inspection and Cleaning	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
	Lake interconnect Pipe repair/lining		\$100,000	\$100,000		
	Upgrade master irrigation system			\$100,000	\$100,000	
5B	Baywinds					
	Pump Station Roof Replacement	\$50,000				
5C	RiverWalk					
	Culvert Inspection and Cleaning	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
5D	Andros Isle					
7	Dyer Boulevard					
	Canal Maintenance	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
9	Admirals Cove West					
	Telemetry Evaluation and Upgrade	\$11,000				
	Access Gate Replacement	\$23,000				

Northern Palm Beach County Improvement District
5 Year Maintenance and Capital Projects

Maintenance Projects
Capital Projects

Unit No.	Unit Name	Year 2017/2018	Year 2018/2019	Year 2019/2020	Year 2020/2021	Year 2021/2022
		\$	\$	\$	\$	\$
9A	Abacoa I					
	Roadway and Sidewalk repair & maintenance	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000
	2 Aerators	\$37,000				
	Culvert Inspection and Cleaning		\$20,000	\$20,000	\$20,000	\$20,000
	Preserve structures repair and replacement	\$30,000				
9B	Abacoa II					
	Roadway and Sidewalk repair & maintenance	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000
	2 Aerators	\$37,000				
	Culvert Inspection and Cleaning		\$20,000	\$20,000	\$20,000	\$20,000
	Preserve structures repair and replacement	\$30,000				
11	PGA National					
	Aerators (\$18,500 each)	\$55,500	\$37,000	\$37,000	\$37,000	\$37,000
	Canal Maintenance	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
	Pump Stations Control Panel Evaluation	\$16,000				
	Roadway Drainage Inlet, Catch Basin and Pipe Cleaning and Inspection Including Sliplining	\$40,000	\$50,000	\$50,000	\$50,000	\$50,000
	Maintenance of Northern owned Roadways, Ave of the Masters, Ryder Cup Blvd and Ave of Champions	\$75,000	\$75,000	\$800,000	\$800,000	
	Engineering report for Rabbits Run Drainage Connection		\$12,000			
	Fuel Tank Repainting	\$10,000				
	Sidewalk and curb replacement	\$223,250				
	Improve culverts under Rabbits Run/feeding North pump station			\$200,000		
	Generator monitoring hardware	\$12,360				
Replace Convault fuel tanks at North and South PS respectively		\$50,000	\$50,000			
14	Eastpointe14A - 14B					
	4 Aerators	\$74,000				
	Canal Maintenance	\$20,000	\$10,000	\$10,000	\$10,000	\$10,000
	Replace Convault fuel Tank	\$53,000				
15	Villages of Palm Beach Lakes					
	Canal Maintenance	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
	Control structure maintenance	\$13,000				
	Culvert Inspection and Cleaning	\$12,500	\$12,500	\$12,500	\$12,500	\$12,500
	4 - Aerators	\$74,000				
16	Palm Beach Park of Commerce					
	Canal Maintenance	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000
	Culvert and Catch Basin Cleaning	\$10,000	\$30,000	\$30,000	\$30,000	\$30,000
	Internal Roadway maintenance	\$21,500	\$20,000	\$20,000	\$20,000	\$20,000
	Internal Roadway overlay	\$200,000				
18	Ibis Golf & Country Club					
	Catch Basin Cleaning and Inspection	\$20,000	\$50,000	\$50,000	\$50,000	\$50,000

Northern Palm Beach County Improvement District
5 Year Maintenance and Capital Projects

Maintenance Projects
Capital Projects

Unit No.	Unit Name	Year 2017/2018	Year 2018/2019	Year 2019/2020	Year 2020/2021	Year 2021/2022
		\$	\$	\$	\$	\$
	Stilling well dock repair	\$10,500				
	Street sweeping	\$14,000	\$14,000	\$14,000	\$14,000	\$14,000
	Culvert repairs	\$50,000	\$50,000			
	Swale restoration		\$110,000	\$110,000		
	4 Difuser Aerators	\$133,330				
	Generator monitoring hardware	\$11,280				
	Evaluation of electrical/telemetry components at 2 Pump Stations	\$20,000				
	Electric pump hoists for east and west pump stations.	\$12,000				
19	Regional Center					
	Canal Maintenance	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
19A	Irrigation					
	Irrigation controller replacement	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000
	Upgrade master irrigation system	\$25,000	\$100,000	\$100,000		
20	Juno Isles					
	Complete Weir and Wing Wall Replacement			\$500,000		
	Boat launch facility	\$11,000				
21	Old Marsh					
	Aerators	\$76,020	\$55,500	\$55,500	\$55,500	\$55,500
23	The Shores					
24	Ironhorse					
	Evaluation of electrical/telemetry components at Pump Station	\$13,000				
	Generator monitoring hardware	\$10,520				
	Fuel Tank replacement	\$53,000				
	Culvert Inspection and cleaning		\$50,000	\$50,000		
25	Palm Beach International Raceway					
27B	Botanica					
	Preserve structures repair and replacement	\$150,000				
29	North Fork Development					
31	BallenIsles Country Club					
	Culvert Cleaning and Inspection	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
	Catch Basin Cleaning and Inspection	\$20,000				
	Misc building repairs	\$15,000				
	6 - Aerators	\$111,000				
	Architectural Design for Improvements (Gardenia Ave entrance Guard House) & (Northlake Blvd entrance Guard House)	FY 16/17				
	Construction of Improvements (Gardenia Ave entrance Guard House) & (Northlake Blvd entrance Guard House)	FY 16/17				

Northern Palm Beach County Improvement District
5 Year Maintenance and Capital Projects

Maintenance Projects
Capital Projects

Unit No.	Unit Name	Year	Year	Year	Year	Year	
		2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	
		Year					Year
		\$					\$
	Architectural Design and Construction of Improvements (PGA Blvd entrance Guard House)	\$1,000,000					
	Internal Roadway maintenance	\$10,000	\$10,000	\$10,000		\$10,000	
	Roadway Overlay and Sidewalk improvements	\$1,020,000					
32	Roebuck Road						
32A	Palm Cove						
33	Cypress Cove						
34	Hidden Key						
	Sidewalk and roadway repairs	\$19,000	\$10,000	\$10,000	\$10,000	\$10,000	
	Repair and maintain gate	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	
38	Harbour Isles						
41	Mystic Cove						
43	Mirasol						
	Canal Maintenance	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	
	Evaluation of electrical/telemetry components at Pump Station	\$15,000					
	Telemetry dock repairs and EIM purchase	\$20,000					
	Master Pump Station roof replacement	\$252,500					
	Road Repair and Maintenance	\$160,000					
	Upgrade master irrigation system		\$100,000	\$100,000			
44	The Bear's Club						
45	Paseos						
	Roadway and Sidewalk repair & maintenance	\$59,650	\$50,000	\$50,000	\$50,000	\$50,000	
	Roadway Drainage Inlet, Catch Basin and Pipe Cleaning, Inspection and Repair			\$20,000	\$20,000	\$20,000	
	Preserve structures repair and replacement	\$15,000					
46	Jupiter Country Club						
47	Jupiter Isles						
49	Northern Palm Beach County Business Park						
51	Frenchman's Harbor						
53	Arden (f.k.a. Highland Dunes)						

Northern Palm Beach County Improvement District
5 Year Maintenance and Capital Projects

Unit No.	Unit Name	Year	Year	Year	Year	Year	
		2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	
		Year					Year
		\$					\$
	<i>Potential Bond Improvements</i>	<i>\$8,400,000</i>					
	Culvert inspection and cleaning	\$10,000					
	Telemetry dock for rain gauge and lake level monitoring	\$10,000					
cmn	COMMON AREA						
	Parking lot repair, tree trimming and landscape improvements	\$32,000					
ao	GENERAL FUND						
	Vehicle replacements	\$85,100					
	Office equipment	\$12,900					
	Building painting and maintenance	\$126,000					
	TOTAL MAINTENANCE PROJECTS	\$5,275,910	\$1,266,000	\$2,774,000	\$1,579,000	\$664,000	
	TOTAL BOND PROJECTS	\$19,400,000	\$11,000,000	\$0	\$0	\$0	
	TOTAL COMBINED PROJECTS	\$24,675,910	\$12,266,000	\$2,774,000	\$1,579,000	\$664,000	

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**NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
BUDGET
FISCAL YEAR 2018**

Board of Supervisors

The Board of Supervisors is the policy-making body of the District charged with the responsibility of determining and enacting public policy necessary for the proper administration of the District's responsibilities. These responsibilities involve reclaiming the lands within its boundaries for water control and water supply purposes and protecting the land from the effects of water by means of the construction and maintenance of canals and other drainage works and improvements. The District is empowered to construct, improve and maintain roadways and roads necessary to provide access to and efficient development of certain areas.

The Board of Supervisors seeks to serve the needs of its citizens for a safe, secure, and healthy environment and facilitates planned and managed growth and economic development. The Board fulfills its mission by ensuring that the highest quality of essential services are provided and by serving as a forum for identifying and addressing the needs of the community. The Board assumes a leadership role in determining the future direction of the District.

Authorized Positions:	Budget FY 2015	Budget FY 2016	Budget FY 2017	Budget FY 2018
Supervisors	5	5	5	5
Workload Indicators:				
Regular Meetings	12	12	12	12
Committee Meetings	18	18	18	12
Workshops	1	1	1	1
	Budget FY 2015	Budget FY 2016	Budget FY 2017	Budget FY 2018
Total Budget	26,374,233	28,601,537	28,672,405	30,878,297
Percent Change		8.4% Increase	0.2% Increase	7.7% Increase

**NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
BUDGET
FISCAL YEAR 2018**

Administration

The Executive Director is the chief administrative officer of the District, appointed by the Board of Supervisors and responsible for the execution of policies, directives and legislative action of the District as stipulated by the Florida Statutes. The Executive Director is responsible for the direction, control and coordination of all activities of the District. The Executive Director oversees the preparation of the annual operating and capital budget, supervises the expenditure of appropriated funds, and is responsible for the employment and discharge of personnel to ensure that the affairs of the District are conducted in the most efficient and effective manner possible to benefit the District. The Executive Director's office also conducts continuous, independent evaluations of the District's internal controls and financial operations to help ensure the integrity of the District's financial records through the annual external audit by certified public accountants. The Executive Director also works with other government representatives and staff to achieve the District's objectives and promote constructive relationships for the benefit of the District and its constituents.

The primary goal of this office is to promote and maintain a safe, pleasant environment throughout the District by providing public services through effective, efficient management and execution of policies established by the Board of Supervisors and to identify and address concerns and problems in accordance with legislative guidelines.

Authorized Positions	Budget FY 2015	Budget FY 2016	Budget FY 2017	Budget FY 2018
Executive Director	1	1	1	1
Finance Director	1	1	1	1
Budget Manager	1	1	1	1
Fiscal Specialist / Receptionist	1	1	1	1
Temporary Part-time Accounting Intern	0	0	1	1
Executive Assistant	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>
Total	5	5	6	6

	Budget FY 2015	Budget FY 2016	Budget FY 2017	Budget FY 2018
Administrative Budget	1,661,423	1,448,356	1,448,437	1,532,131

Percent Change (With EOC Debt Service) 12.8% Decrease 0.0% Increase 5.8% Increase

Admin Budget (without EOC Debt Service)	1,410,023	1,448,356	1,448,437	1,532,131
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Percent Change (without EOC Debt Service) 2.7% Increase 0.0% Increase 5.8% Increase

**NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
BUDGET
FISCAL YEAR 2018**

Department of Engineering, Maintenance and Operations

The goal of the Department of Engineering, Maintenance and Operations is to provide the District with an efficient, highly productive, construction and maintenance program; to improve maintenance standards and techniques; to provide optimal operations of our stormwater management systems; and to provide efficient infrastructure for the District.

The Department of Maintenance and Operations maintains approximately 128 square miles of the active units to provide drainage protection throughout the District, 15 Pump Stations, 63 Telemetry Stations, 35 Pumps, 15 fuel tanks, 16 backup generators, 49 operable control structures (operated by telemetry), 21 Mechanical Gates (operated manually), 435 Aerators, 77 Metritapes, 18 Metritape Docks, 19 Rain Gauges, 6 Recharge Wells, 79 Fixed Structures (permanent concrete/metal structures that have no moving parts), 69 Landscape Sites, 211 street lights, approximately 370 bodies of water, 2,000 acres of preserves, 36 miles of road right of way, and 50 miles of canal systems.

Authorized Positions	Budget FY 2015	Budget FY 2016	Budget FY 2017	Budget FY 2018
Deputy Director	1	1	1	1
Director of Operations	1	1	1	1
Project Mgr / Construction Coordinator	1	1	1	1
Staff Biologist	1	1	1	1
Part-time Biologist Intern	0	0	0	1
Programs Administrator	0	1	1	1
Operations Supervisor	1	1	1	1
Operations Manager	4	4	4	5
Temporary Part-time GIS Interns	0	2	2	0
Part-time Records & IS Specialist	1	1	1	1
Permits & Contract Specialist	1	1	1	1
Field Technician II	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>
Total	12	15	15	15
	Budget FY 2015	Budget FY 2016	Budget FY 2017	Budget FY 2018
Total Funds Budgeted	1,757,866	1,829,845	2,036,916	2,216,054
Percent Change (With Storage Facility Debt Service)		4.1% Increase	11.3% Increase	8.8% Increase
Ops Budget (w/o Storage Facility Debt Service)	1,737,755	1,809,734	2,016,805	2,195,903
Percent Change (w/o Storage Facility Debt Service)		4.1% Increase	11.4% Increase	8.9% Increase

**NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
BUDGET
FISCAL YEAR 2018**

Administration

The Executive Director is the chief administrative officer of the District, appointed by the Board of Supervisors and responsible for the execution of policies, directives and legislative action of the District as stipulated by the Florida Statutes. The Executive Director is responsible for the direction, control and coordination of all activities of the District. The Executive Director oversees the preparation of the annual operating and capital budget, supervises the expenditure of appropriated funds, and is responsible for the employment and discharge of personnel to ensure that the affairs of the District are conducted in the most efficient and effective manner possible to benefit the District. The Executive Director's office also conducts continuous, independent evaluations of the District's internal controls and financial operations to help ensure the integrity of the District's financial records through the annual external audit by certified public accountants. The Executive Director also works with other government representatives and staff to achieve the District's objectives and promote constructive relationships for the benefit of the District and its constituents.

The primary goal of this office is to promote and maintain a safe, pleasant environment throughout the District by providing public services through effective, efficient management and execution of policies established by the Board of Supervisors and to identify and address concerns and problems in accordance with legislative guidelines.

Authorized Positions	Budget FY 2015	Budget FY 2016	Budget FY 2017	Budget FY 2018
Executive Director	1	1	1	1
Finance Director	1	1	1	1
Budget Manager	1	1	1	1
Fiscal Specialist / Receptionist	1	1	1	1
Temporary Part-time Accounting Intern	0	0	1	1
Executive Assistant	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>
Total	5	5	6	6

	Budget FY 2015	Budget FY 2016	Budget FY 2017	Budget FY 2018
Administrative Budget	1,661,423	1,448,356	1,448,437	1,532,131

Percent Change (With EOC Debt Service) 12.8% Decrease 0.0% Increase 5.8% Increase

Admin Budget (without EOC Debt Service)	1,410,023	1,448,356	1,448,437	1,532,131
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Percent Change (without EOC Debt Service) 2.7% Increase 0.0% Increase 5.8% Increase

**NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
BUDGET
FISCAL YEAR 2018**

Department of Engineering, Maintenance and Operations

The goal of the Department of Engineering, Maintenance and Operations is to provide the District with an efficient, highly productive, construction and maintenance program; to improve maintenance standards and techniques; to provide optimal operations of our stormwater management systems; and to provide efficient infrastructure for the District.

The Department of Maintenance and Operations maintains approximately 128 square miles of the active units to provide drainage protection throughout the District, 15 Pump Stations, 63 Telemetry Stations, 35 Pumps, 15 fuel tanks, 16 backup generators, 49 operable control structures (operated by telemetry), 21 Mechanical Gates (operated manually), 435 Aerators, 77 Metritapes, 18 Metritape Docks, 19 Rain Gauges, 6 Recharge Wells, 79 Fixed Structures (permanent concrete/metal structures that have no moving parts), 69 Landscape Sites, 211 street lights, approximately 370 bodies of water, 2,000 acres of preserves, 36 miles of road right of way, and 50 miles of canal systems.

Authorized Positions	Budget FY 2015	Budget FY 2016	Budget FY 2017	Budget FY 2018
Deputy Director	1	1	1	1
Director of Operations	1	1	1	1
Project Mgr / Construction Coordinator	1	1	1	1
Staff Biologist	1	1	1	1
Part-time Biologist Intern	0	0	0	1
Programs Administrator	0	1	1	1
Operations Supervisor	1	1	1	1
Operations Manager	4	4	4	5
Temporary Part-time GIS Interns	0	2	2	0
Part-time Records & IS Specialist	1	1	1	1
Permits & Contract Specialist	1	1	1	1
Field Technician II	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>
Total	12	15	15	15
	Budget FY 2015	Budget FY 2016	Budget FY 2017	Budget FY 2018
Total Funds Budgeted	1,757,866	1,829,845	2,036,916	2,216,054
Percent Change (With Storage Facility Debt Service)	4.1% Increase 11.3% Increase 8.8% Increase			
Ops Budget (w/o Storage Facility Debt Service)	1,737,755	1,809,734	2,016,805	2,195,903
Percent Change (w/o Storage Facility Debt Service)	4.1% Increase 11.4% Increase 8.9% Increase			

GENERAL FUND

Fund Name: ADMINISTRATION	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
REVENUES					
Assessments					
31903 Delinquent Taxes - Prior Year	141	-	-	-	-
	141	-	-	-	-
Other					
36000 MISCELLANEOUS REVENUE	3,545	-	382	-	-
36002 MISC REV - INS CLAIMS	-	-	10,091	-	-
36110 INTEREST EARNINGS	566	-	1,021	-	-
36132 INTEREST EARNINGS-TAXES	31	-	-	-	-
36400 DISPOSITION OF FIXED ASSETS	-	-	10,225	10,000	-
38110 ADMINISTRAT TRANSFER IN	1,322,475	1,448,438	1,121,050	1,532,131	1,574,805
	1,326,617	1,448,438	1,142,769	1,542,131	1,574,805
TOTAL REVENUES	1,326,758	1,448,438	1,142,769	1,542,131	1,574,805
EXPENSES					
Personnel Services					
51201 ADM/OPS SALARIES	530,788	541,694	425,694	554,546	565,637
51202 COMP ABSENCES PAYOUTS	2,999	4,630	2,965	5,094	5,195
52100 FICA TAXES	30,949	29,892	24,638	30,970	31,589
52101 MEDICARE EXPENSE	8,182	7,922	6,600	7,995	8,155
52200 RETIREMENT CONTRIBUTIONS	96,082	96,373	76,753	99,612	101,604
52301 LIFE INSURANCE	1,975	2,174	1,997	2,204	2,336
52302 HEALTH INSURANCE	62,952	71,895	73,130	76,686	81,287
52303 DISABILITY INSURANCE	5,393	5,682	5,628	5,743	6,088
52304 DENTAL INSURANCE	2,224	2,395	2,351	2,572	2,727
52305 EMPLOYEE ASSISTANCE PROG	220	240	240	240	254
52401 WORKERS COMPENSATION INS	4,191	4,218	4,361	5,051	5,354
53410 SUPERVISORS EXPENSES	35,000	38,500	33,833	35,000	35,000
	780,955	805,615	658,190	825,713	845,226
Contractual Services					
53101 ENGINEERING FEES	23,284	55,000	31,800	55,000	55,000
53105 ENGINEERING-NPDES	12,788	12,788	12,788	12,500	12,500
53109 LEGAL SERVICES	78,837	125,000	60,862	124,500	124,500
53116 IT SERVICES	26,964	29,660	28,587	35,680	35,680
53118 OTHER PROFESSIONAL SVCS	2,500	-	-	-	-
53119 Special Legislative Activities	-	5,000	-	5,000	5,000
53406 SECURITY SERVICES	4,398	4,657	4,522	4,522	4,522
53408 JANITORIAL	20,249	22,347	20,306	22,347	22,347
53409 LANDSCAPE MAINTENANCE	28,971	34,541	33,255	43,805	43,805
54901 PBC ISS/PA TAX ROLL PREP FEE	2,041	6,500	6,576	6,080	6,080
	200,032	295,493	198,696	309,434	309,434
Insurance					
54501 INSURANCE-GENERAL	181,728	181,917	192,950	218,006	231,086
54502 INSURANCE AUTO	2,712	2,929	2,537	1,355	1,436

GENERAL FUND

Fund Name:	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
ADMINISTRATION	184,440	184,846	195,487	219,361	232,522
Utilities					
54101 TELEPHONE	9,012	9,264	9,851	9,965	9,965
54102 MOBILE COMMUNICATIONS	3,541	4,200	4,539	3,920	3,920
54104 INTERNET	8,889	8,880	9,719	10,920	10,920
54105 CABLE TV	912	936	1,014	1,056	1,056
54301 ELECTRICITY	18,763	26,804	14,756	25,260	25,260
	41,117	50,084	39,879	51,121	51,121
Supplies & Materials					
54201 POSTAGE	904	1,375	1,092	1,359	1,359
54701 PRINTING	474	500	90	500	500
54801 PUBLIC INFORMATION	10,233	39,480	12,582	31,880	31,880
54905 LEGAL ADS	1,619	13,200	9,006	12,700	12,700
55101 OFFICE SUPPLIES	4,835	5,300	4,866	5,300	5,300
55203 FUEL-VEHICLES	2,541	3,500	2,317	3,500	3,500
55209 MISC OFFICE EXPENSE	6,926	11,260	10,679	11,760	11,760
	27,532	74,615	40,632	66,999	66,999
Business & Travel					
54001 TRAVEL	94	1,500	1,569	500	500
54002 PERSONAL VEHICLE USE	400	500	253	500	500
55401 SEMINARS/EDUCATIONAL	2,474	5,000	4,638	7,300	7,300
55402 MEMBERSHIPS	12,953	13,985	14,442	14,848	14,848
	15,921	20,985	20,902	23,148	23,148
Repairs & Maintenance					
54603 REPAIR & MAINT-VEHICLES	1,351	1,500	3,255	2,855	2,855
54605 REPAIR & MAINT-OFF EQMT	3,650	2,500	2,000	2,500	2,500
	5,001	4,000	5,255	5,355	5,355
Capital Outlay					
56401 MACHINERY & EQUIPMENT	5,184	12,800	5,139	41,000	41,000
	5,184	12,800	5,139	41,000	41,000
Other					
99999 Add'l cash required/(available) for budget	66,573	-	-	-	-
	66,573	-	-	-	-
TOTAL EXPENSES	1,326,755	1,448,438	1,164,180	1,542,131	1,574,805
Fund Name:	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
OPERATIONS					
REVENUES					
Other					
36002 MISC REV - INS CLAIMS	27,197	-	-	-	-
36110 INTEREST EARNINGS	567	-	881	-	-

GENERAL FUND

Fund Name:	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
OPERATIONS					
36400 DISPOSITION OF FIXED ASSETS	21,555	-	-	10,000	10,214
38111 OPERATIONS TRANSFER IN	1,755,631	2,036,915	1,547,821	2,206,054	2,253,280
	1,804,950	2,036,915	1,548,702	2,216,054	2,263,494
TOTAL REVENUES	1,804,950	2,036,915	1,548,702	2,216,054	2,263,494
EXPENSES					
Personnel Services					
51201 ADM/OPS SALARIES	1,082,031	1,142,267	898,776	1,252,944	1,278,003
51202 COMP ABSENCES PAYOUTS	20,908	33,296	17,549	36,625	37,358
52100 FICA TAXES	67,788	71,045	54,873	77,880	79,437
52101 MEDICARE EXPENSE	15,969	17,046	13,128	18,481	18,851
52200 RETIREMENT CONTRIBUTIONS	186,626	202,273	155,286	223,573	228,045
52301 LIFE INSURANCE	4,497	5,519	4,899	5,811	6,160
52302 HEALTH INSURANCE	129,710	166,862	171,262	190,894	202,348
52303 DISABILITY INSURANCE	5,394	5,682	5,628	6,743	7,148
52304 DENTAL INSURANCE	5,004	5,748	5,643	6,688	7,089
52305 EMPLOYEE ASSISTANCE PROG	484	528	576	676	717
52401 WORKERS COMPENSATION INS	18,218	21,397	23,692	25,689	27,230
	1,536,629	1,671,663	1,351,312	1,846,004	1,892,386
Contractual Services					
53407 TRASH DISPOSAL	-	500	-	500	500
	-	500	-	500	500
Insurance					
54502 INSURANCE AUTO	13,559	16,108	13,956	17,612	18,669
	13,559	16,108	13,956	17,612	18,669
Utilities					
54102 MOBILE COMMUNICATIONS	14,024	15,792	15,206	13,592	13,592
	14,024	15,792	15,206	13,592	13,592
Supplies & Materials					
54908 GOV'MNTL REGISTRATION FEE	85	85	85	85	85
55201 FUEL-PUMP STATIONS	1,975	4,500	1,756	4,500	4,500
55203 FUEL-VEHICLES	21,105	31,500	18,476	31,500	31,500
55205 MAINTENANCE TOOLS	4,449	5,000	4,559	5,000	5,000
55206 MISCELLANEOUS SUPPLIES	4,332	5,000	4,770	5,000	5,000
55208 UNIFORMS	3,472	2,000	516	2,000	2,000
	35,418	48,085	30,162	48,085	48,085
Business & Travel					
55401 SEMINARS/EDUCATIONAL	11,065	12,100	10,972	11,100	11,100
	11,065	12,100	10,972	11,100	11,100
Repairs & Maintenance					
54602 REPAIR & MAINT-PUMP STATN	1,658	3,500	574	-	-
54603 REPAIR & MAINT-VEHICLES	20,802	21,800	27,332	22,200	22,200

GENERAL FUND

Fund Name:	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
OPERATIONS					
54606 REPAIR & MAINT-BLDG	40,421	52,281	27,571	138,185	138,185
54608 REPAIR & MAINT - GENERAL	2,594	4,175	831	5,175	5,175
54610 REPAIR & MAINT-TELEMETRY	196	-	-	500	500
54616 R & M - HVAC REPAIRS	39,280	53,400	36,992	27,000	27,000
54619 R&M-GENERATORS	-	-	-	1,890	1,890
	104,951	135,156	93,300	194,950	194,950
Capital Outlay					
56401 MACHINERY & EQUIPMENT	71,662	117,400	115,754	64,100	64,100
	71,662	117,400	115,754	64,100	64,100
Debt Service					
57101 DEBT SERVICE-PRINCIPAL	15,278	15,665	15,665	16,061	16,468
57201 DEBT SERVICE-INTEREST	4,833	4,446	4,446	4,050	3,644
	20,111	20,111	20,111	20,111	20,112
Other					
99999 Add'l cash required/(available) for budget	(2,469)	-	-	-	-
	(2,469)	-	-	-	-
TOTAL EXPENSES	1,804,950	2,036,915	1,650,773	2,216,054	2,263,494

Budget Highlights:

- > None of the five Board of Supervisors positions are up for re-election in November 2017, so the budget does not include extra funding to cover overlap expense resulting from seat changes.
- > Seminars/educational (a/c #55401) includes 5th year of education program for Deputy Director to get masters degree.
- > \$85,100 for replacement of 2 vehicles.
- > \$12,900 for replacement of office equipment.
- > Salary and benefit costs related to the addition of a full time staff position of Operations Maintenance Manager is included in the 2018 budget.

Budget Notes:

- Transfers in come from charges to Units of Development for personnel, insurance, as well as all other administrative and operations expenditures. These charges are allocated among units based on timesheet postings, value of structures, number of debt issues, total direct expenditures, unit history, and number of taxable units.
- Landscape maintenance listed under the Administration fund represents the District's contribution to the common area fund, which is shown as a separate budget detailed in the Unit of Development section of this budget book. The common area fund pertains to the shared parking and landscape area between the building at 357 Hiatt Drive and the District's ADM/EOC building at 359 Hiatt Drive. The costs in this fund are split equally between the District and the owner of 357 Hiatt Drive, except for property tax, which is paid entirely by the owner of 357 Hiatt Drive.

Improvements Maintained:

Northern maintains the following Improvements at the Administrative Complex: 1 Telemetry Station; 1 Landscape Site; 1 Permanent Backup Generator; 2 Fuel Tanks; 2 portable 360 kw generators; 1 portable fuel tank.

Debt Outstanding as of 9/30/17:

Description	Interest Rates	Outstanding	Final Maturity
6.33% of Units 11/14 2011 Pump Stn Renewal Note	2.53%	\$160,079	8/1/2026

GENERAL FUND

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

Year Ending September 30,	Principal	Interest	Total
2018	\$16,061	\$4,050	\$20,111
2019	\$16,468	\$3,644	\$20,112
2020	\$16,884	\$3,227	\$20,111
2021	\$17,312	\$2,800	\$20,112
THEREAFTER	\$93,354	\$7,204	\$100,558
Total	<u>\$160,079</u>	<u>\$20,925</u>	<u>\$181,004</u>

**NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
PROPOSED FINAL BUDGET
FISCAL YEAR 2018**

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

	Budget FY 2015	Budget FY 2016	Budget FY 2017	Budget FY 2018
Maintenance Funds Budgeted	9,337,280	9,376,016	9,911,021	11,982,242
Percent Change		0.0% Increase	5.7% Increase	20.9% Increase

Debt Service Budgeted	13,617,663	15,947,320	15,276,032	15,137,868
Percent Change		17.1% Decrease	4.2% Decrease	0.9% Decrease

NO UNIT - COMMON AREA

Fund Name: COMMON AREA	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
REVENUES					
Other					
36110 INTEREST EARNINGS	22	-	62	-	-
36600 CONTRIBUTIONS-LANDOWNERS	35,944	41,571	19,500	50,850	36,391
36601 CONTRIBUTIONS GOVERNMENTS	28,971	34,540	33,255	43,806	31,350
	64,937	76,111	52,817	94,656	67,741
TOTAL REVENUES	64,937	76,111	52,817	94,656	67,741
EXPENSES					
Personnel Services					
59117 Personnel Services	1,069	937	782	1,446	1,489
	1,069	937	782	1,446	1,489
Contractual Services					
53201 AUDITORS SERVICES	514	497	497	573	573
53407 TRASH DISPOSAL	11,014	12,000	12,029	11,936	11,936
53409 LANDSCAPE MAINTENANCE	27,200	28,016	28,016	28,856	28,856
59126 Insurance	595	651	678	705	747
	39,323	41,164	41,220	42,070	42,112
Utilities					
54301 ELECTRICITY	3,960	3,960	3,300	4,075	4,075
54302 WATER/SEWER	4,601	4,800	4,152	4,800	4,800
	8,561	8,760	7,452	8,875	8,875
Supplies & Materials					
54908 GOV'MNTL REGISTRATION FEE	6,928	7,030	7,045	7,045	7,045
	6,928	7,030	7,045	7,045	7,045
Business & Travel					
55402 MEMBERSHIPS	3,112	3,220	3,112	3,220	3,220
	3,112	3,220	3,112	3,220	3,220
Repairs & Maintenance					
54608 REPAIR & MAINT - GENERAL	2,220	15,000	3,373	32,000	5,000
	2,220	15,000	3,373	32,000	5,000
Other					
99999 Add'l cash required/(available) for budget	3,723	-	-	-	-
	3,723	-	-	-	-
TOTAL EXPENSES	64,936	76,111	62,984	94,656	67,741

Budget Highlights:

- > Landscaping maintenance (a/c #53409) contract was awarded in Spring 2014 for FYE 9/30/15, with option to renew annually four additional years.
- > \$32,000 for parking lot repair, tree trimming and landscape improvements.

NO UNIT - COMMON AREA

Budget Notes:

- The common area budget pertains to the shared parking and landscape area between the building at 357 Hiatt Drive and the District's Emergency Operation Center at 359 Hiatt Drive. The costs in this fund are split equally between the District and the owner of 357 Hiatt Drive, except for the property tax, which is paid entirely by the owner of 357 Hiatt Drive. The property tax is in the line item titled "GOV'NMTL REGISTRATION FEE".
 - Charges for personnel services, insurance, and administrative and operations transfers are based upon allocations using timesheet postings, value of structures, number of debt issues, total direct expenditures, unit history, and number of taxable units.
-

UNIT 1 - GRAMERCY PARK

Fund Name:	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	51,115	51,894	51,838	53,838	51,938
31901 AGREEMENT ASSESSMENTS	68,890	69,638	69,638	72,247	69,697
31903 Delinquent Taxes - Prior Year	248	-	111	-	-
	120,253	121,532	121,587	126,085	121,635
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(205)	(485)	(480)	(513)	(495)
54903 TAX DISCOUNT	(1,771)	(1,996)	(1,784)	(2,071)	(1,998)
54904 UNIQUE ASSMTS DISCOUNT	(2,756)	(3,341)	-	(3,466)	(3,344)
	(4,732)	(5,822)	(2,264)	(6,050)	(5,837)
Other					
32900 PERMIT FEES	500	-	-	-	-
36110 INTEREST EARNINGS	411	-	613	-	-
36132 INTEREST EARNINGS-TAXES	160	-	108	-	-
	1,071	-	721	-	-
TOTAL REVENUES	116,592	115,710	120,044	120,035	115,798
EXPENSES					
Personnel Services					
59117 Personnel Services	16,527	18,914	13,649	19,674	20,264
	16,527	18,914	13,649	19,674	20,264
Contractual Services					
53101 ENGINEERING FEES	-	500	-	500	500
53109 LEGAL SERVICES	-	500	-	500	500
53201 AUDITORS SERVICES	634	828	828	859	859
53403 CHEMICAL WEED CONTROL	12,941	13,329	12,941	13,329	13,329
53405 MOWING SERVICES	17,990	28,140	25,453	28,984	28,984
53407 TRASH DISPOSAL	-	500	-	1,000	1,000
53409 LANDSCAPE MAINTENANCE	300	309	309	318	318
59126 Insurance	2,400	2,401	2,502	2,890	3,063
	34,265	46,507	42,033	48,380	48,553
Repairs & Maintenance					
54604 REPAIR & MAINT-CANAL/LAKE	16,539	30,000	24,200	30,000	10,000
54608 REPAIR & MAINT - GENERAL	-	2,000	1,631	2,500	2,500
54610 REPAIR & MAINT-TELEMETRY	-	1,000	-	1,000	1,000
54614 REPAIR & MAINT - GATE	-	500	250	500	500
	16,539	33,500	26,081	34,000	14,000
Capital Outlay					
56304 GIS	2,691	2,583	2,517	2,965	2,965
	2,691	2,583	2,517	2,965	2,965
Other					

UNIT 1 - GRAMERCY PARK

Fund Name:	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
UNIT 1 - MAINTENANCE FUND					
59110 ADMINISTRAT TRANSFER OUT	15,361	22,611	14,613	23,238	23,238
59111 OPERATIONS TRANSFER OUT	4,481	6,595	4,262	6,778	6,778
99999 Add'l cash required/(available) for budget	26,729	(15,000)	-	(15,000)	-
	46,571	14,206	18,875	15,016	30,016
TOTAL EXPENSES	116,593	115,710	103,155	120,035	115,798

	<u>Tax per Assessable Unit</u>				<u>Number of Assessable Units</u>	
	FYE 9/30/18	FYE 9/30/17	<u>Incr/(Decr)</u>		FYE 9/30/18	FYE 9/30/17
			\$	%		
ALL NON EXEMPT PARCELS - Maint	\$57.89	\$55.80	\$2.09	4%	2,178	2,178

Budget Highlights:

- > Landscaping maintenance (a/c #53409) contract was awarded in Spring 2014 for FYE 9/30/15, with option to renew annually four additional years.
- > Mowing contract awarded in March 2013 for FYE 9/30/14, with option to renew annually four additional years.
- > Repairs and maintenance includes EPB-10 canal repairs.
- > Cleaning of rip rap and structure.

Budget Notes:

- Most activity related to permits and plats is maintained in a separate fund not included in this budget presentation since most permit and plat activity is not funded by assessments.
- The unit of measurement that is applied against each assessable parcel of land to determine the assessment is based upon "computed acres". Each tract or parcel of land less than one acre is assessed as one computed acre and each tract or parcel of land containing more than one acre, including fractional portions, is assessed at the nearest whole number of acres, with a fraction of one half or more to be assessed as a full acre. As such, the District is required to assess any property that is less than an acre as one taxable unit – hence the use of the phrase "computed acre". Each residential unit has the same assessment whether it's a condo, town home, or single-family residence, unless the residential unit equals or exceeds 1.5 acres.
- Of the total assessable units, 1,248 taxable units relate to a special agreement between the District and the Solid Waste Authority. This special agreement assessment is invoiced directly by the District to the Solid Waste Authority as opposed to being part of real property tax bills from the Palm Beach County Tax Collector.
- Charges for personnel services, insurance, and administrative and operations transfers are based upon allocations using timesheet postings, value of structures, number of debt issues, total direct expenditures, unit history, and number of taxable units.

Improvements Maintained:

Northern maintains the following Improvements in Unit No. 1, Gramercy Park: 1 Fixed Structure; Canal Rights-Of-Way; Culverts; 1 Landscape Site.

UNIT 2 - FRENCHMAN'S CREEK

Fund Name:	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	255,364	263,643	263,611	272,844	275,888
31901 AGREEMENT ASSESSMENTS	3,601	3,686	3,686	3,800	3,842
31903 Delinquent Taxes - Prior Year	64	-	2,197	-	-
	259,029	267,329	269,494	276,644	279,730
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(1,052)	(2,472)	(2,512)	(2,617)	(2,646)
54903 TAX DISCOUNT	(9,220)	(10,140)	(9,656)	(10,494)	(10,611)
54904 UNIQUE ASSMTS DISCOUNT	(144)	(177)	(147)	(182)	(184)
	(10,416)	(12,789)	(12,315)	(13,293)	(13,441)
Other					
32900 PERMIT FEES	2,500	-	2,000	-	-
32901 PLAT FEES	250	-	250	-	-
36110 INTEREST EARNINGS	547	-	932	-	-
36132 INTEREST EARNINGS-TAXES	145	-	520	-	-
	3,442	-	3,702	-	-
TOTAL REVENUES	252,055	254,540	260,881	263,351	266,289
EXPENSES					
Personnel Services					
59117 Personnel Services	62,775	74,986	46,656	80,609	83,027
	62,775	74,986	46,656	80,609	83,027
Contractual Services					
53101 ENGINEERING FEES	-	500	62	500	500
53109 LEGAL SERVICES	298	500	-	500	500
53201 AUDITORS SERVICES	1,756	1,840	1,840	1,917	1,917
53403 CHEMICAL WEED CONTROL	15,975	16,454	15,975	16,454	16,454
53405 MOWING SERVICES	10,800	11,124	11,124	11,458	11,458
53407 TRASH DISPOSAL	-	250	-	250	250
59126 Insurance	7,542	7,211	7,516	8,663	9,183
	36,371	37,879	36,517	39,742	40,262
Utilities					
54301 ELECTRICITY	11,277	10,800	5,799	11,515	11,515
	11,277	10,800	5,799	11,515	11,515
Repairs & Maintenance					
54601 REPAIR & MAINT-AERATORS	9,937	24,000	11,045	14,060	14,060
54604 REPAIR & MAINT-CANAL/LAKE	3,955	5,000	-	5,000	5,000
54608 REPAIR & MAINT - GENERAL	650	4,000	593	4,500	4,500
54610 REPAIR & MAINT-TELEMTRY	30	1,000	-	1,000	1,000
54613 REPAIR & MAINT-CULVERTS	-	2,000	-	2,000	2,000
54614 REPAIR & MAINT - GATE	950	500	-	500	500
54618 R&M-AERATOR REFURBISHMENTS	-	-	-	6,250	6,250

UNIT 2

FRENCHMAN'S CREEK

UNIT 2 - FRENCHMAN'S CREEK

Fund Name: UNIT 2 - MAINTENANCE FUND	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
	15,522	36,500	11,638	33,310	33,310
Capital Outlay					
56304 GIS	10,021	9,896	9,641	11,354	11,354
	10,021	9,896	9,641	11,354	11,354
Other					
59110 ADMINISTRAT TRANSFER OUT	46,990	68,166	44,054	70,056	70,056
59111 OPERATIONS TRANSFER OUT	11,354	16,313	10,543	16,765	16,765
99999 Add'l cash required/(available) for budget	57,745	-	-	-	-
	116,089	84,479	54,597	86,821	86,821
TOTAL EXPENSES	252,055	254,540	164,848	263,351	266,289

	<u>Tax per Assessable Unit</u>				<u>Number of Assessable Units</u>	
	<u>FYE</u>	<u>FYE</u>	<u>Incr/(Decr)</u>		<u>FYE</u>	<u>FYE</u>
	<u>9/30/18</u>	<u>9/30/17</u>	<u>\$</u>	<u>%</u>	<u>9/30/18</u>	<u>9/30/17</u>
ALL NON EXEMPT PARCELS - Maint	\$33.04	\$32.05	\$0.99	3%	8,373	8,341

Budget Highlights:

- > Landscaping maintenance (a/c #53409) contract was awarded in Spring 2014 for FYE 9/30/15, with option to renew annually four additional years.
- > Mowing contract awarded in March 2013 for FYE 9/30/14, with option to renew annually four additional years.

Budget Notes:

- Most activity related to permits and plats is maintained in a separate fund not included in this budget presentation since most permit and plat activity is not funded by assessments.
- Part of this unit is overlapped by Unit 2A and 2C.
- The unit of measurement that is applied against each assessable parcel of land to determine the assessment is based upon "computed acres". Each tract or parcel of land less than one acre is assessed as one computed acre and each tract or parcel of land containing more than one acre, including fractional portions, is assessed at the nearest whole number of acres, with a fraction of one half or more to be assessed as a full acre. As such, the District is required to assess any property that is less than an acre as one taxable unit – hence the use of the phrase "computed acre". Each residential unit has the same assessment whether it's a condo, town home, or single-family residence, unless the residential unit equals or exceeds 1.5 acres.
- Of the total assessable units, 115 taxable units relate to special agreements with the District, and are not assessed as part of real property tax bills from the Palm Beach County Tax Collector. These taxable units belong to the Palm Beach County School District. Special agreement assessments are invoiced directly by the District.
- Charges for personnel services, insurance, and administrative and operations transfers are based upon allocations using timesheet postings, value of structures, number of debt issues, total direct expenditures, unit history, and number of taxable units.

Improvements Maintained:

Northern maintains the following Improvements in Unit No. 2, Frenchman's Creek: 1 Fixed Structure; 6 Aerators; Canal Rights-of-Way; 2 Telemetry Stations; 2 Metritapes; Culvert; 1 Landscape Site.

UNIT 2A - MACARTHUR UNIT

Fund Name:	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	82,962	84,631	84,613	85,928	88,026
31903 Delinquent Taxes - Prior Year	149	-	1,221	-	-
	83,111	84,631	85,834	85,928	88,026
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(342)	(810)	(807)	(816)	(836)
54903 TAX DISCOUNT	(2,969)	(3,255)	(3,105)	(3,305)	(3,386)
	(3,311)	(4,065)	(3,912)	(4,121)	(4,222)
Other					
36110 INTEREST EARNINGS	406	-	608	-	-
36132 INTEREST EARNINGS-TAXES	67	-	258	-	-
	473	-	866	-	-
TOTAL REVENUES	80,273	80,566	82,788	81,807	83,804
EXPENSES					
Personnel Services					
59117 Personnel Services	47,496	55,574	36,970	56,116	57,800
	47,496	55,574	36,970	56,116	57,800
Contractual Services					
53101 ENGINEERING FEES	1,380	500	137	500	500
53109 LEGAL SERVICES	-	500	-	500	500
53115 FINANCIAL CONS./ADVISOR	107	125	146	150	150
53201 AUDITORS SERVICES	1,013	1,105	1,105	1,107	1,107
53407 TRASH DISPOSAL	-	250	-	250	250
53409 LANDSCAPE MAINTENANCE	3,420	3,523	3,523	3,628	3,628
57301 TRUSTEE FEES	-	500	1,000	500	500
59126 Insurance	4,669	4,727	4,927	5,226	5,539
	10,589	11,230	10,838	11,861	12,174
Utilities					
54301 ELECTRICITY	941	1,000	562	1,019	1,019
	941	1,000	562	1,019	1,019
Supplies & Materials					
54201 POSTAGE	28	-	-	-	-
	28	-	-	-	-
Repairs & Maintenance					
54604 REPAIR & MAINT-CANAL/LAKE	-	2,500	-	2,500	2,500
54608 REPAIR & MAINT - GENERAL	800	3,000	1,325	3,000	3,000
54610 REPAIR & MAINT-TELEMTRY	1,646	3,000	275	3,000	3,000
54613 REPAIR & MAINT-CULVERTS	-	2,000	-	2,000	2,000
54614 REPAIR & MAINT - GATE	-	500	-	500	500

UNIT 2A

MACARTHUR UNIT

UNIT 2A - MACARTHUR UNIT

Fund Name: UNIT 2A - MAINTENANCE FUND	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
	2,446	11,000	1,600	11,000	11,000
Other					
59110 ADMINISTRAT TRANSFER OUT	996	1,466	947	1,507	1,507
59111 OPERATIONS TRANSFER OUT	201	296	191	304	304
99999 Add'l cash required/(available) for budget	17,576	-	-	-	-
	18,773	1,762	1,138	1,811	1,811
TOTAL EXPENSES	80,273	80,566	51,108	81,807	83,804

Fund Name: UNIT 2A - DEBT FUND	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
REVENUES					
Assessments					
31900 ASSMNTS/CURR/REG/DEL	395,354	396,036	395,954	401,094	401,055
31903 Delinquent Taxes - Prior Year	258	-	5,818	-	-
	395,612	396,036	401,772	401,094	401,055
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(1,629)	(3,751)	(3,778)	(3,819)	(3,819)
54903 TAX DISCOUNT	(14,150)	(15,232)	(14,538)	(15,426)	(15,425)
	(15,779)	(18,983)	(18,316)	(19,245)	(19,244)
Other					
36110 INTEREST EARNINGS	496	-	844	-	-
36132 INTEREST EARNINGS-TAXES	247	-	1,223	-	-
	743	-	2,067	-	-
TOTAL REVENUES	380,576	377,053	385,523	381,849	381,811

EXPENSES					
Debt Service					
57101 DEBT SERVICE-PRINCIPAL	175,000	180,000	180,000	185,000	190,000
57201 DEBT SERVICE-INTEREST	209,862	204,612	204,612	199,212	191,812
	384,862	384,612	384,612	384,212	381,812
Other					
99999 Add'l cash required/(available) for budget	(4,287)	(7,559)	-	(2,363)	-
	(4,287)	(7,559)	-	(2,363)	-
TOTAL EXPENSES	380,575	377,053	384,612	381,849	381,812

	<u>Tax per Assessable Unit</u>				<u>Number of Assessable Units</u>	
	FYE 9/30/18	FYE 9/30/17	Incr/(Decr)		FYE 9/30/18	FYE 9/30/17
			\$	%		
ALL NON EXEMPT PARCELS - Maint	\$17.82	\$17.54				
ALL NON EXEMPT PARCELS - Debt	\$83.18	\$82.08				

UNIT 2A - MACARTHUR UNIT

	<u>Tax per Assessable Unit</u>				<u>Number of Assessable Units</u>	
	<u>FYE</u>	<u>FYE</u>	<u>Incr/(Decr)</u>		<u>FYE</u>	<u>FYE</u>
	<u>9/30/18</u>	<u>9/30/17</u>	<u>\$</u>	<u>%</u>	<u>9/30/18</u>	<u>9/30/17</u>
Total	\$101.00	\$99.62	\$1.38	1%	4,822	4,825

Budget Highlights:

- > Landscaping maintenance (a/c #53409) contract was awarded in Spring 2014 for FYE 9/30/15, with option to renew annually four additional years.

Budget Notes:

- Most activity related to permits and plats is maintained in a separate fund not included in this budget presentation since most permit and plat activity is not funded by assessments.
- Because this unit overlaps Unit 2, the Unit 2 budget and tax rates are also applicable.
- The unit of measurement that is applied against each assessable parcel of land to determine the assessment is based upon "computed acres". Each tract or parcel of land less than one acre is assessed as one computed acre and each tract or parcel of land containing more than one acre, including fractional portions, is assessed at the nearest whole number of acres, with a fraction of one half or more to be assessed as a full acre. As such, the District is required to assess any property that is less than an acre as one taxable unit – hence the use of the phrase "computed acre". Each residential unit has the same assessment whether it's a condo, town home, or single-family residence, unless the residential unit equals or exceeds 1.5 acres.
- Charges for personnel services, insurance, and administrative and operations transfers are based upon allocations using timesheet postings, value of structures, number of debt issues, total direct expenditures, unit history, and number of taxable units.
- Part of this unit is overlapped by Unit 2C.

Improvements Maintained:

Northern maintains the following Improvements in Unit No. 2A, MacArthur Overlay: 9 Telemetry Stations; 9 Metritapes; 12 Control Gates; Culverts; 10 Landscape Sites; 1 Rain Gauge; 6 Aerators.

Debt Outstanding as of 9/30/17:

Description	Interest Rates	Outstanding	Final Maturity
Water Cntrl and Impr Refunding Bonds - Series 2013	2.00% - 5.25%	\$4,145,000	8/1/2033

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

Year Ending September 30,	Principal	Interest	Total
2018	\$185,000	\$199,213	\$384,213
2019	\$190,000	\$191,813	\$381,813
2020	\$195,000	\$184,213	\$379,213
2021	\$210,000	\$176,413	\$386,413
THEREAFTER	\$3,365,000	\$1,226,513	\$4,591,513
Total	\$4,145,000	\$1,978,165	\$6,123,165

UNIT 2C - ALTON

Fund Name:	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	-	20,330	20,330	93,137	82,902
	-	20,330	20,330	93,137	82,902
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	-	(193)	(196)	(886)	(789)
54903 TAX DISCOUNT	-	(782)	(755)	(3,582)	(3,188)
	-	(975)	(951)	(4,468)	(3,977)
Other					
32900 PERMIT FEES	-	-	3,500	-	-
36110 INTEREST EARNINGS	-	-	27	-	-
36132 INTEREST EARNINGS-TAXES	-	-	43	-	-
	-	-	3,570	-	-
TOTAL REVENUES	-	19,355	22,949	88,669	78,925
EXPENSES					
Personnel Services					
59117 Personnel Services	-	5,000	9,989	7,870	8,106
	-	5,000	9,989	7,870	8,106
Contractual Services					
53115 FINANCIAL CONS./ADVISOR	-	125	146	150	150
53201 AUDITORS SERVICES	-	500	500	558	558
53407 TRASH DISPOSAL	-	-	-	1,000	1,000
53413 PRESERVE/EXOTIC MAINT	-	-	-	20,000	20,000
57301 TRUSTEE FEES	-	530	500	530	530
59126 Insurance	-	200	208	339	359
	-	1,355	1,354	22,577	22,597
Repairs & Maintenance					
54608 REPAIR & MAINT - GENERAL	-	-	-	5,000	5,000
54611 REPAIR & MAINT-ROADS	-	-	-	10,000	10,000
54613 REPAIR & MAINT-CULVERTS	-	-	-	10,000	10,000
	-	-	-	25,000	25,000
Capital Outlay					
56401 MACHINERY & EQUIPMENT	-	-	-	15,000	15,000
	-	-	-	15,000	15,000
Other					
59110 ADMINISTRAT TRANSFER OUT	-	6,000	3,878	6,166	6,166
59111 OPERATIONS TRANSFER OUT	-	2,000	1,293	2,056	2,056
99999 Add'l cash required/(available) for budget	-	5,000	-	10,000	-
	-	13,000	5,171	18,222	8,222

UNIT 2C - ALTON

Fund Name:	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
UNIT 2C - MAINT FUND					
TOTAL EXPENSES	-	19,355	16,514	88,669	78,925
UNIT 2C - DEBT FUND					
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	-	4,012,055	4,012,058	4,011,892	4,035,100
	-	4,012,055	4,012,058	4,011,892	4,035,100
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	-	(38,201)	(38,717)	(38,201)	(38,422)
54903 TAX DISCOUNT	-	(154,304)	(148,901)	(154,297)	(155,190)
	-	(192,505)	(187,618)	(192,498)	(193,612)
Other					
36110 INTEREST EARNINGS	(17,501)	-	49,745	-	-
36111 Net (incr) decr - fv of inves	58,210	-	-	-	-
36132 INTEREST EARNINGS-TAXES	-	-	8,587	-	-
38400 DEBT PROCEEDS	-	-	3,490,465	-	-
	40,709	-	3,548,797	-	-
TOTAL REVENUES	40,709	3,819,550	7,373,237	3,819,394	3,841,488
EXPENSES					
Debt Service					
57101 DEBT SERVICE-PRINCIPAL	-	920,000	920,000	955,000	995,000
57201 DEBT SERVICE-INTEREST	2,916,800	2,916,800	2,916,800	2,882,300	2,846,488
	2,916,800	3,836,800	3,836,800	3,837,300	3,841,488
Other					
99999 Add'l cash required/(available) for budget	(2,876,091)	(17,250)	-	(17,906)	-
	(2,876,091)	(17,250)	-	(17,906)	-
TOTAL EXPENSES	40,709	3,819,550	3,836,800	3,819,394	3,841,488

	<u>Tax per Assessable Unit</u>				<u>Number of Assessable Units</u>	
	<u>FYE 9/30/18</u>	<u>FYE 9/30/17</u>	<u>Incr/(Decr)</u>		<u>FYE 9/30/18</u>	<u>FYE 9/30/17</u>
			<u>\$</u>	<u>%</u>		
Cmty Only - Apt (per acre) - Maint	\$225.95	\$60.04				
Cmty Only - Apt (per acre) - Debt	\$8,009.28	\$9,741.61				
Total	\$8,235.23	\$9,801.65	(\$1,566.42)	-16%	13	13
Cmty Only - Bio A (per acre) - Maint	\$177.94	\$48.18				
Cmty Only - Bio A (per acre) - Debt	\$7,726.50	\$9,575.17				
Total	\$7,904.44	\$9,623.35	(\$1,718.91)	-18%	70	70
Cmty Only - Bio B (per acre) - Maint	\$174.47	\$47.24				

UNIT 2C - ALTON

	<u>Tax per Assessable Unit</u>				<u>Number of Assessable Units</u>	
	<u>FYE</u>	<u>FYE</u>	<u>Incr/(Decr)</u>		<u>FYE</u>	<u>FYE</u>
	<u>9/30/18</u>	<u>9/30/17</u>	<u>\$</u>	<u>%</u>	<u>9/30/18</u>	<u>9/30/17</u>
Cmty Only - Bio B (per acre) - Debt	\$7,575.93	\$9,388.58				
Total	\$7,750.40	\$9,435.82	(\$1,685.42)	-18%	7	0
Cmty Only - Com/Rtl (per acre) - Maint	\$179.98	\$48.73				
Cmty Only - Com/Rtl (per acre) - Debt	\$7,814.98	\$9,684.82				
Total	\$7,994.96	\$9,733.55	(\$1,738.59)	-18%	41	41
Cmty Only - Office (per acre) - Maint	\$197.18	\$53.39				
Cmty Only - Office (per acre) - Debt	\$8,561.90	\$10,610.45				
Total	\$8,759.08	\$10,663.84	(\$1,904.76)	-18%	26	26
Cmty Only - SF – Res (per acre) - Maint	\$75.19	\$20.13				
Cmty Only - SF – Res (per acre) - Debt	\$3,264.67	\$4,001.03				
Total	\$3,339.86	\$4,021.16	(\$681.30)	-17%	206	206
Cmty Only - Utility (per acre) - Maint	\$60.64	\$16.42				
Cmty Only - Utility (per acre) - Debt	\$2,633.13	\$3,263.14				
Total	\$2,693.77	\$3,279.56	(\$585.79)	-18%	5	5
Par C -SF – Res (per acre) - Maint	\$75.19	\$20.13				
Par C -SF – Res (per acre) - Debt	\$3,264.67	\$4,001.03				
Total	\$3,339.86	\$4,021.16	(\$681.30)	-17%	30	30
Par C -SF – Res (per lot) - Maint	\$19.59	\$5.31				
Par C -SF – Res (per lot) - Debt	\$850.83	\$1,054.40				
Total	\$870.42	\$1,059.71	(\$189.29)	-18%	217	217
Par C -TH – Res (per acre) - Maint	\$138.29	\$37.44				
Par C -TH – Res (per acre) - Debt	\$6,004.76	\$7,441.48				
Total	\$6,143.05	\$7,478.92	(\$1,335.87)	-18%	6	6
Par C -TH – Res (per unit) - Maint	\$6.15	\$1.67				
Par C -TH – Res (per unit) - Debt	\$267.19	\$331.12				
Total	\$273.34	\$332.79	(\$59.45)	-18%	143	143
Undeveloped, unassigned (per acre) - De	\$10,214.31	\$7,025.27				
Undeveloped, unassigned (per acre) - Mai	\$236.50	\$35.34				
Total	\$10,450.81	\$7,060.61	\$3,390.20	48%	170	179

Budget Highlights:

- > A maintenance fund for this Unit was not budgeted for FY 2016 because the District did not have any maintenance responsibilities due to this unit's early construction stage. Accordingly, no maintenance assessments were levied in FY 2016.

UNIT 2C - ALTON

- > Improvement bonds for Unit 2C were issued in November 2014. Debt service on the bonds was capitalized through the February 1, 2017 semi-annual debt service payment. Accordingly, no debt assessments was levied for FY 2016.
- > Machinery & equipment (a/c #56401) includes capital components necessary for irrigation system repairs.
- > Preserve/exotic maintenance (a/c 53413) includes monitoring well data collection, and annual monitoring and reports.

Budget Notes:

- Most activity related to permits and plats is maintained in a separate fund not included in this budget presentation since most permit and plat activity is not funded by assessments.
- Charges for personnel services, insurance, and administrative and operations transfers are based upon allocations using timesheet postings, value of structures, number of debt issues, total direct expenditures, unit history, and number of taxable units.
- Because this unit overlaps Units 2 and 2A, the budget and tax rates of Unit 2 and 2A are also applicable.
- Assessments for Unit 2C are apportioned among the lands in Unit 2C in accordance with the relative benefits assessed thereto by the District Engineer. All taxable land within Unit 2C is assessed for a Community Infrastructure benefit. In addition to the assessment for a Community Infrastructure benefit, the land that is expected to be developed solely for residential uses is subject to an assessment for a Parcel Infrastructure benefit. The unit of measurement that is applied against each assessable parcel of land to determine the Community Infrastructure benefit is equal to the actual acreage for each property control number. The unit of measurement that is applied against each assessable parcel of land to determine the Parcel Infrastructure benefit is based on the number of "Taxing Units". Each separately subdivided lot or parcel of land (a "Lot") within a Category of Parcel Infrastructure that is less than or equal to 0.50 acres in actual area, shall be deemed to be one "Taxing Unit". Any Lot that is larger than 0.50 acres in actual area shall be deemed to be that number of Taxing Units obtained by dividing the actual area of such Lot by the Taxing Unit Factor (specified within the Engineer's Report) associated with the category of Parcel Infrastructure and rounding the result up to the nearest whole number.

Improvements Maintained:

Northern maintains the following Improvements in Unit No. 2C, Alton: Preserves; Internal Roadways.

Debt Outstanding as of 9/30/17:

Description	Interest Rates	Outstanding	Final Maturity
Water Cntrl and Impr Bonds - Series 2014	3.75% - 5.20%	\$58,460,000	8/1/2046

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

Year Ending September 30,	Principal	Interest	Total
2018	\$955,000	\$2,882,300	\$3,837,300
2019	\$995,000	\$2,846,488	\$3,841,488
2020	\$1,035,000	\$2,809,175	\$3,844,175
2021	\$1,080,000	\$2,762,600	\$3,842,600
THEREAFTER	\$54,395,000	\$42,468,960	\$96,863,960
Total	<u>\$58,460,000</u>	<u>\$53,769,523</u>	<u>\$112,229,523</u>

UNIT 3 - HORSESHOE ACRES/SQUARE LAKE

Fund Name: UNIT 3 - MAINTENANCE FUND	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	192,156	198,040	196,956	203,903	194,553
31901 AGREEMENT ASSESSMENTS	10,079	10,180	10,180	10,309	9,836
31903 Delinquent Taxes - Prior Year	1,534	-	-	-	-
	203,769	208,220	207,136	214,212	204,389
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(793)	(1,886)	(1,740)	(1,945)	(1,856)
54903 TAX DISCOUNT	(6,510)	(7,617)	(6,528)	(7,842)	(7,482)
54904 UNIQUE ASSMTS DISCOUNT	-	(204)	-	(210)	(200)
	(7,303)	(9,707)	(8,268)	(9,997)	(9,538)
Other					
32900 PERMIT FEES	-	-	1,000	-	-
32901 PLAT FEES	-	-	250	-	-
36110 INTEREST EARNINGS	653	-	989	-	-
36132 INTEREST EARNINGS-TAXES	607	-	538	-	-
	1,260	-	2,777	-	-
TOTAL REVENUES	197,726	198,513	201,645	204,215	194,851
EXPENSES					
Personnel Services					
59117 Personnel Services	46,237	52,736	39,804	53,241	54,838
	46,237	52,736	39,804	53,241	54,838
Contractual Services					
53101 ENGINEERING FEES	2,373	5,000	207	1,000	1,000
53109 LEGAL SERVICES	239	500	2,107	500	500
53201 AUDITORS SERVICES	1,346	1,150	1,150	1,233	1,233
53403 CHEMICAL WEED CONTROL	23,631	24,340	24,340	24,827	24,827
53405 MOWING SERVICES	28,200	38,046	33,546	39,187	39,187
53407 TRASH DISPOSAL	-	250	-	1,000	1,000
53409 LANDSCAPE MAINTENANCE	1,200	1,236	1,236	1,273	1,273
53413 PRESERVE/EXOTIC MAINT	1,144	4,800	-	4,800	4,800
59126 Insurance	3,535	3,552	3,702	4,208	4,461
	61,668	78,874	66,288	78,028	78,281
Utilities					
54301 ELECTRICITY	476	600	393	611	611
	476	600	393	611	611
Supplies & Materials					
54201 POSTAGE	-	-	16	-	-
	-	-	16	-	-
Repairs & Maintenance					
54604 REPAIR & MAINT-CANAL/LAKE	4,218	10,000	9,615	10,000	10,000

UNIT 3

HORSESHOE ACRES/SQUARE LAKE

UNIT 3 - HORSESHOE ACRES/SQUARE LAKE

Fund Name:	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
UNIT 3 - MAINTENANCE FUND					
54608 REPAIR & MAINT - GENERAL	1,350	2,000	1,940	9,500	9,500
54610 REPAIR & MAINT-TELEMETRY	196	2,000	165	2,000	2,000
54613 REPAIR & MAINT-CULVERTS	65,800	5,000	-	5,000	5,000
54614 REPAIR & MAINT - GATE	-	500	40	10,000	500
	71,564	19,500	11,760	36,500	27,000
Capital Outlay					
56303 CULVERTS/STRUCTURES	-	9,000	-	-	-
56304 GIS	2,989	2,887	2,812	3,304	3,304
	2,989	11,887	2,812	3,304	3,304
Other					
59110 ADMINISTRAT TRANSFER OUT	12,758	18,779	12,136	19,300	19,300
59111 OPERATIONS TRANSFER OUT	7,614	11,207	7,243	11,517	11,517
99999 Add'l cash required/(available) for budget	(5,580)	4,930	-	1,714	-
	14,792	34,916	19,379	32,531	30,817
TOTAL EXPENSES	197,726	198,513	140,452	204,215	194,851

	<u>Tax per Assessable Unit</u>				<u>Number of Assessable Units</u>	
	<u>FYE 9/30/18</u>	<u>FYE 9/30/17</u>	<u>Incr/(Decr)</u>		<u>FYE 9/30/18</u>	<u>FYE 9/30/17</u>
			<u>\$</u>	<u>%</u>		
ALL NON EXEMPT PARCELS - Maint	\$85.89	\$83.35	\$2.54	3%	2,425	2,427

Budget Highlights:

- > Landscaping maintenance (a/c #53409) contract was awarded in Spring 2014 for FYE 9/30/15, with option to renew annually four additional years.
- > Mowing contract awarded in March 2013 for FYE 9/30/14, with option to renew annually four additional years.
- > Added to mowing contract additional area in FY 9/30/17.

Budget Notes:

- Most activity related to permits and plats is maintained in a separate fund not included in this budget presentation since most permit and plat activity is not funded by assessments.
- Part of this unit is overlapped by Unit 3A.
- The unit of measurement that is applied against each assessable parcel of land to determine the assessment is based upon "computed acres". Each tract or parcel of land less than one acre is assessed as one computed acre and each tract or parcel of land containing more than one acre, including fractional portions, is assessed at the nearest whole number of acres, with a fraction of one half or more to be assessed as a full acre. As such, the District is required to assess any property that is less than an acre as one taxable unit – hence the use of the phrase "computed acre". Each residential unit has the same assessment whether it's a condo, town home, or single-family residence, unless the residential unit equals or exceeds 1.5 acres.
- Of the total assessable units, 51 taxable units relate to special agreements with the District, and are not assessed as part of real property tax bills from the Palm Beach County Tax Collector. These taxable units belong to the Palm Lake Coop. The District also has a special agreement with the Department of Veteran Affairs (DVA) for this Unit that requires the DVA pay the District annually for its Fair Share Usage Fee. The agreement with the DVA set forth an annual Fair Usage Fee of \$5,788.96 for years 2010-2014 and \$5,925.72 for years 2015-2019. A 5 year extension of the agreement for the years 2020-2024 will need to be negotiated in 2019. Special agreement assessments are invoiced directly by the District.
- Charges for personnel services, insurance, and administrative and operations transfers are based upon allocations using timesheet postings, value of structures, number of debt issues, total direct expenditures, unit history, and number of taxable units.

Improvements Maintained:

Northern maintains the following Improvements in Unit No. 3, Horseshoe Acres/Square Lake: 2 Operable Structures; 2 Telemetry Stations; 3 Metritapes; Canal Rights-of-Way, Culverts; 2 Landscape Sites; 1 Dock; 2 Rain Gauges.

UNIT 3A - WOODBINE

Fund Name:	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	161,251	169,217	169,217	153,081	148,781
31903 Delinquent Taxes - Prior Year	745	-	-	-	-
	161,996	169,217	169,217	153,081	148,781
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(661)	(1,614)	(1,606)	(1,458)	(1,417)
54903 TAX DISCOUNT	(6,034)	(6,508)	(6,329)	(5,887)	(5,722)
	(6,695)	(8,122)	(7,935)	(7,345)	(7,139)
Other					
36110 INTEREST EARNINGS	747	-	1,107	-	-
36132 INTEREST EARNINGS-TAXES	289	-	87	-	-
	1,036	-	1,194	-	-
TOTAL REVENUES	156,337	161,095	162,476	145,736	141,642
EXPENSES					
Personnel Services					
59117 Personnel Services	36,440	40,071	28,340	41,926	43,184
	36,440	40,071	28,340	41,926	43,184
Contractual Services					
53101 ENGINEERING FEES	-	5,000	105	5,000	5,000
53109 LEGAL SERVICES	707	500	441	1,000	1,000
53115 FINANCIAL CONS./ADVISOR	107	125	146	150	150
53201 AUDITORS SERVICES	1,752	1,444	1,444	1,525	1,525
53403 CHEMICAL WEED CONTROL	6,798	7,002	7,002	7,142	7,142
53407 TRASH DISPOSAL	950	250	-	250	250
57301 TRUSTEE FEES	500	500	500	500	500
59126 Insurance	299	352	367	424	449
	11,113	15,173	10,005	15,991	16,016
Utilities					
54301 ELECTRICITY	22,249	25,800	16,909	25,475	25,475
	22,249	25,800	16,909	25,475	25,475
Repairs & Maintenance					
54601 REPAIR & MAINT-AERATORS	8,420	33,000	20,911	30,640	30,640
54604 REPAIR & MAINT-CANAL/LAKE	-	40,000	35,000	-	-
54608 REPAIR & MAINT - GENERAL	-	2,300	1,970	-	-
54611 REPAIR & MAINT-ROADS	-	3,000	-	3,000	3,000
54613 REPAIR & MAINT-CULVERTS	-	5,000	-	5,000	5,000
54618 R&M-AERATOR REFURBISHMENTS	-	-	-	6,250	6,250
	8,420	83,300	57,881	44,890	44,890
Capital Outlay					
56401 MACHINERY & EQUIPMENT	-	-	18,258	-	-

UNIT 3A - WOODBINE

Fund Name: UNIT 3A - MAINTENANCE FUND	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
	-	-	18,258	-	-
Other					
59110 ADMINISTRAT TRANSFER OUT	5,372	7,908	5,111	8,127	8,127
59111 OPERATIONS TRANSFER OUT	2,611	3,843	2,484	3,950	3,950
99999 Add'l cash required/(available) for budget	70,131	(15,000)	-	5,377	-
	78,114	(3,249)	7,595	17,454	12,077
TOTAL EXPENSES	156,336	161,095	138,988	145,736	141,642

Fund Name: UNIT 3A - DEBT FUND	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	425,817	429,640	429,640	425,649	438,812
31903 Delinquent Taxes - Prior Year	831	-	-	-	-
	426,648	429,640	429,640	425,649	438,812
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(1,747)	(4,091)	(4,078)	(4,054)	(4,179)
54903 TAX DISCOUNT	(15,935)	(16,524)	(16,072)	(16,370)	(16,876)
	(17,682)	(20,615)	(20,150)	(20,424)	(21,055)
Other					
36110 INTEREST EARNINGS	537	-	901	-	-
36132 INTEREST EARNINGS-TAXES	398	-	222	-	-
	935	-	1,123	-	-
TOTAL REVENUES	409,901	409,025	410,613	405,225	417,757

EXPENSES					
Debt Service					
57101 DEBT SERVICE-PRINCIPAL	220,000	235,000	235,000	245,000	260,000
57201 DEBT SERVICE-INTEREST	195,381	183,556	183,556	170,925	157,756
	415,381	418,556	418,556	415,925	417,756
Other					
99999 Add'l cash required/(available) for budget	(5,478)	(9,531)	-	(10,700)	-
	(5,478)	(9,531)	-	(10,700)	-
TOTAL EXPENSES	409,903	409,025	418,556	405,225	417,756

	<u>Tax per Assessable Unit</u>				<u>Number of Assessable Units</u>	
	<u>FYE 9/30/18</u>	<u>FYE 9/30/17</u>	<u>Incr/(Decr)</u>		<u>FYE 9/30/18</u>	<u>FYE 9/30/17</u>
			<u>\$</u>	<u>%</u>		
APTS & COMMERCIAL - Maint	\$1,291.75	\$1,427.90				
APTS & COMMERCIAL - Debt	\$3,591.78	\$3,625.46				

UNIT 3A - WOODBINE

	<u>Tax per Assessable Unit</u>				<u>Number of Assessable Units</u>	
	<u>FYE</u>	<u>FYE</u>	<u>Incr/(Decr)</u>		<u>FYE</u>	<u>FYE</u>
	<u>9/30/18</u>	<u>9/30/17</u>	<u>\$</u>	<u>%</u>	<u>9/30/18</u>	<u>9/30/17</u>
Total	\$4,883.53	\$5,053.36	(\$169.83)	-3%	24	24
PAR A - Maint	\$182.85	\$202.12				
PAR A - Debt	\$508.42	\$513.19				
Total	\$691.27	\$715.31	(\$24.04)	-3%	74	74
PAR B - Maint	\$173.06	\$191.30				
PAR B - Debt	\$481.19	\$485.70				
Total	\$654.25	\$677.00	(\$22.75)	-3%	86	86
PAR C - Maint	\$164.53	\$181.87				
PAR C - Debt	\$457.48	\$461.77				
Total	\$622.01	\$643.64	(\$21.63)	-3%	88	88
PAR D, PLAT 1 - Maint	\$184.07	\$203.47				
PAR D, PLAT 1 - Debt	\$511.81	\$516.60				
Total	\$695.88	\$720.07	(\$24.19)	-3%	71	71
PAR D, PLAT 2 - Maint	\$164.85	\$182.23				
PAR D, PLAT 2 - Debt	\$458.38	\$462.68				
Total	\$623.23	\$644.91	(\$21.68)	-3%	15	15
PAR E - Maint	\$178.49	\$197.31				
PAR E - Debt	\$496.31	\$500.97				
Total	\$674.80	\$698.28	(\$23.48)	-3%	114	114
PAR F - Maint	\$65.68	\$72.60				
PAR F - Debt	\$182.62	\$184.33				
Total	\$248.30	\$256.93	(\$8.63)	-3%	136	136
PAR G - Maint	\$197.88	\$218.74				
PAR G - Debt	\$550.21	\$555.37				
Total	\$748.09	\$774.11	(\$26.02)	-3%	40	40
PAR H - Maint	\$205.85	\$227.55				
PAR H - Debt	\$572.38	\$577.74				
Total	\$778.23	\$805.29	(\$27.06)	-3%	54	54
PAR J - Maint	\$116.16	\$128.41				
PAR J - Debt	\$323.00	\$326.03				
Total	\$439.16	\$454.44	(\$15.28)	-3%	132	132

Budget Notes:

UNIT 3A - WOODBINE

- Most activity related to permits and plats is maintained in a separate fund not included in this budget presentation since most permit and plat activity is not funded by assessments.
- Because this unit overlaps Unit 3, the Unit 3 budget and tax rates are also applicable.
- The unit of measurement that is applied against each assessable parcel of land to determine the assessment is based upon "computed acres". Each tract or parcel of land less than one acre is assessed as one computed acre and each tract or parcel of land containing more than one acre, including fractional portions, is assessed at the nearest whole number of acres, with a fraction of one half or more to be assessed as a full acre. As such, the District is required to assess any property that is less than an acre as one taxable unit – hence the use of the phrase "computed acre". Each residential unit has the same assessment whether it's a condo, town home, or single-family residence, unless the residential unit equals or exceeds 1.5 acres.
- Charges for personnel services, insurance, and administrative and operations transfers are based upon allocations using timesheet postings, value of structures, number of debt issues, total direct expenditures, unit history, and number of taxable units.

Improvements Maintained:

Northern maintains the following Improvements in Unit No. 3A, Woodbine: 2 Fixed Structures; Lakes; Roads; Sidewalks; Culverts; 14 Aerators.

Debt Outstanding as of 9/30/17:

Description	Interest Rates	Outstanding	Final Maturity
Water Cntrl & Impr Refunding Bonds - Taxable Series 2004B	5.375%	\$3,180,000	8/1/2027

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

Year Ending September 30,	Principal	Interest	Total
2018	\$245,000	\$170,925	\$415,925
2019	\$260,000	\$157,756	\$417,756
2020	\$275,000	\$143,781	\$418,781
2021	\$290,000	\$129,000	\$419,000
THEREAFTER	\$2,110,000	\$414,681	\$2,524,681
Total	\$3,180,000	\$1,016,143	\$4,196,143

UNIT 4 - WEST OF VILLAGES OF PALM BEACH LAKES

Fund Name:	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	287,900	295,917	295,286	444,637	332,425
31901 AGREEMENT ASSESSMENTS	8,275	8,328	8,328	12,514	9,356
31903 Delinquent Taxes - Prior Year	1,458	-	199	-	-
	297,633	304,245	303,813	457,151	341,781
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(1,165)	(2,832)	(2,770)	(4,228)	(3,161)
54903 TAX DISCOUNT	(9,850)	(11,381)	(10,005)	(17,101)	(12,785)
54904 UNIQUE ASSMTS DISCOUNT	(62)	(400)	(333)	(600)	(449)
	(11,077)	(14,613)	(13,108)	(21,929)	(16,395)
Other					
32900 PERMIT FEES	500	-	1,500	-	-
32901 PLAT FEES	-	-	250	-	-
36110 INTEREST EARNINGS	604	-	843	-	-
36132 INTEREST EARNINGS-TAXES	733	-	399	-	-
	1,837	-	2,992	-	-
TOTAL REVENUES	288,393	289,632	293,697	435,222	325,386
EXPENSES					
Personnel Services					
59117 Personnel Services	55,881	65,131	44,580	65,600	67,568
	55,881	65,131	44,580	65,600	67,568
Contractual Services					
53101 ENGINEERING FEES	993	500	172	500	500
53109 LEGAL SERVICES	147	500	-	500	500
53201 AUDITORS SERVICES	1,777	1,811	1,811	2,034	2,034
53403 CHEMICAL WEED CONTROL	14,311	14,740	14,740	15,035	15,035
53405 MOWING SERVICES	18,600	19,158	19,158	19,733	19,733
53407 TRASH DISPOSAL	-	250	-	1,000	1,000
53409 LANDSCAPE MAINTENANCE	2,160	2,225	2,225	2,292	2,292
59126 Insurance	9,094	9,400	9,797	11,140	11,808
	47,082	48,584	47,903	52,234	52,902
Utilities					
54301 ELECTRICITY	30,900	34,800	21,280	39,027	39,027
	30,900	34,800	21,280	39,027	39,027
Repairs & Maintenance					
54601 REPAIR & MAINT-AERATORS	16,393	41,000	22,963	44,490	44,490
54604 REPAIR & MAINT-CANAL/LAKE	48,825	2,000	4,100	40,000	10,000
54608 REPAIR & MAINT - GENERAL	1,700	2,000	1,458	3,000	3,000
54610 REPAIR & MAINT-TELEMETRY	-	2,000	-	2,000	2,000
54613 REPAIR & MAINT-CULVERTS	36,022	-	-	5,000	5,000
54614 REPAIR & MAINT - GATE	1,300	1,000	-	17,000	1,000

UNIT 4

UNIT 4 - WEST OF VILLAGES OF PALM BEACH LAKES

Fund Name:	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
UNIT 4 - MAINTENANCE FUND					
54618 R&M-AERATOR REFURBISHMENTS	-	-	-	12,500	12,500
	104,240	48,000	28,521	123,990	77,990
Capital Outlay					
56304 GIS	10,527	10,246	9,983	11,973	11,973
56401 MACHINERY & EQUIPMENT	52,987	55,500	46,058	55,500	-
	63,514	65,746	56,041	67,473	11,973
Other					
59110 ADMINISTRAT TRANSFER OUT	38,382	56,496	36,512	58,062	58,062
59111 OPERATIONS TRANSFER OUT	11,809	17,382	11,234	17,864	17,864
99999 Add'l cash required/(available) for budget	(63,416)	(46,507)	-	10,972	-
	(13,225)	27,371	47,746	86,898	75,926
TOTAL EXPENSES	288,392	289,632	246,071	435,222	325,386

	<u>Tax per Assessable Unit</u>				<u>Number of Assessable Units</u>	
	FYE 9/30/18	FYE 9/30/17	<u>Incr/(Decr)</u>		FYE 9/30/18	FYE 9/30/17
			\$	%		
ALL NON EXEMPT PARCELS - Maint	\$51.98	\$34.59	\$17.39	50%	8,795	8,796

Budget Highlights:

- > Landscaping maintenance (a/c #53409) contract was awarded in Spring 2014 for FYE 9/30/15, with option to renew annually four additional years.
- > Mowing contract awarded in March 2013 for FYE 9/30/14, with option to renew annually four additional years.
- > 3 new aerators.

Budget Notes:

- Most activity related to permits and plats is maintained in a separate fund not included in this budget presentation since most permit and plat activity is not funded by assessments.
- The unit of measurement that is applied against each assessable parcel of land to determine the assessment is based upon "computed acres". Each tract or parcel of land less than one acre is assessed as one computed acre and each tract or parcel of land containing more than one acre, including fractional portions, is assessed at the nearest whole number of acres, with a fraction of one half or more to be assessed as a full acre. As such, the District is required to assess any property that is less than an acre as one taxable unit – hence the use of the phrase "computed acre". Each residential unit has the same assessment whether it's a condo, town home, or single-family residence, unless the residential unit equals or exceeds 1.5 acres.
- Of the total assessable units, 241 taxable units relate to special agreements with the District, and are not assessed as part of real property tax bills from the Palm Beach County Tax Collector. Of these taxable units, 196 taxable units belong to the Tennis Club, 25 taxable units belong to the Palm Beach County School District, and 20 assessable units to Lowe's. Special agreement assessments are invoiced directly by the District.
- Charges for personnel services, insurance, and administrative and operations transfers are based upon allocations using timesheet postings, value of structures, number of debt issues, total direct expenditures, unit history, and number of taxable units.

Improvements Maintained:

Northern maintains the following Improvements in the Unit No. 4, West of the Villages of Palm Beach Lakes: 3 Operable Structures; 3 Operable Gates; 4 Fixed Structures; 21 Aerators; Lakes; 3 Telemetry Stations; 3 Metritapes; Canal Rights-of-Way, Culverts; 5 Landscape Sites; 2 Rain Gauges; 1 Mechanical Gate.

UNIT 5 - HENRY ROLF / OKEECHOBEE CORRIDOR

Fund Name:	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	139,197	140,193	140,158	141,653	128,496
31901 AGREEMENT ASSESSMENTS	839	844	844	853	774
31903 Delinquent Taxes - Prior Year	85	-	17	-	-
	140,121	141,037	141,019	142,506	129,270
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(570)	(1,373)	(1,329)	(1,312)	(1,190)
54903 TAX DISCOUNT	(5,082)	(5,392)	(5,178)	(5,448)	(4,942)
54904 UNIQUE ASSMTS DISCOUNT	(34)	(40)	(34)	(41)	(37)
	(5,686)	(6,805)	(6,541)	(6,801)	(6,169)
Other					
36110 INTEREST EARNINGS	347	-	536	-	-
36132 INTEREST EARNINGS-TAXES	116	-	89	-	-
	463	-	625	-	-
TOTAL REVENUES	134,898	134,232	135,103	135,705	123,101
EXPENSES					
Personnel Services					
59117 Personnel Services	14,820	14,977	10,290	15,081	15,534
	14,820	14,977	10,290	15,081	15,534
Contractual Services					
53101 ENGINEERING FEES	350	500	663	500	500
53109 LEGAL SERVICES	-	500	-	500	500
53114 WATER QUALITY	2,070	2,070	2,070	2,132	2,132
53201 AUDITORS SERVICES	802	806	806	883	883
53403 CHEMICAL WEED CONTROL	8,745	9,008	8,745	9,008	9,008
53405 MOWING SERVICES	11,394	11,742	11,622	12,094	12,094
53407 TRASH DISPOSAL	-	250	-	250	250
59126 Insurance	6,911	6,812	7,100	8,122	8,610
	30,272	31,688	31,006	33,489	33,977
Repairs & Maintenance					
54604 REPAIR & MAINT-CANAL/LAKE	25,900	2,000	2,000	2,000	2,000
54608 REPAIR & MAINT - GENERAL	350	1,000	-	1,000	1,000
54614 REPAIR & MAINT - GATE	400	500	-	500	500
	26,650	3,500	2,000	3,500	3,500
Capital Outlay					
56304 GIS	10,069	9,679	9,431	11,110	11,110
	10,069	9,679	9,431	11,110	11,110
Other					
59110 ADMINISTRAT TRANSFER OUT	37,418	55,077	35,595	56,604	56,604
59111 OPERATIONS TRANSFER OUT	1,570	2,311	1,494	2,375	2,375

UNIT 5

HENRY ROLF / OKEECHOBEE CORRIDOR

UNIT 5 - HENRY ROLF / OKEECHOBEE CORRIDOR

Fund Name:	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
UNIT 5 - MAINTENANCE FUND					
99999 Add'l cash required/(available) for budget	14,098	17,000	-	13,546	-
	53,086	74,388	37,089	72,525	58,979
TOTAL EXPENSES	134,897	134,232	89,816	135,705	123,100

	<u>Tax per Assessable Unit</u>				<u>Number of Assessable Units</u>	
	<u>FYE</u>	<u>FYE</u>	<u>Incr/(Decr)</u>		<u>FYE</u>	<u>FYE</u>
	<u>9/30/18</u>	<u>9/30/17</u>	<u>\$</u>	<u>%</u>	<u>9/30/18</u>	<u>9/30/17</u>
ALL NON EXEMPT PARCELS - Maint	\$17.46	\$17.28	\$0.18	1%	8,162	8,162

Budget Highlights:

- > Mowing contract awarded in March 2013 for FYE 9/30/14, with option to renew annually four additional years.

Budget Notes:

- Most activity related to permits and plats is maintained in a separate fund not included in this budget presentation since most permit and plat activity is not funded by assessments.
- Part of this unit is overlapped by Units 5A, 5B, 5C, and 5D.
- The unit of measurement that is applied against each assessable parcel of land to determine the assessment is based upon "computed acres". Each tract or parcel of land less than one acre is assessed as one computed acre and each tract or parcel of land containing more than one acre, including fractional portions, is assessed at the nearest whole number of acres, with a fraction of one half or more to be assessed as a full acre. As such, the District is required to assess any property that is less than an acre as one taxable unit – hence the use of the phrase "computed acre". Each residential unit has the same assessment whether it's a condo, town home, or single-family residence, unless the residential unit equals or exceeds 1.5 acres.
- Of the total assessable units, 49 taxable units relate to special agreements with the District, and are not assessed as part of real property tax bills from the Palm Beach County Tax Collector. These taxable units belong to the Palm Beach County School District. Special agreement assessments are invoiced directly by the District.
- Charges for personnel services, insurance, and administrative and operations transfers are based upon allocations using timesheet postings, value of structures, number of debt issues, total direct expenditures, unit history, and number of taxable units.

Improvements Maintained:

Northern maintains the following Improvements in Unit No. 5, Henry Rolf / Okeechobee Corridor: Drainage Easement.

UNIT 5A - VISTA CENTER OF PALM BEACH

Fund Name:	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	403,966	403,003	402,811	375,643	463,961
31903 Delinquent Taxes - Prior Year	359	-	82	-	-
	404,325	403,003	402,893	375,643	463,961
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(1,660)	(3,839)	(3,820)	(3,576)	(4,417)
54903 TAX DISCOUNT	(15,288)	(15,499)	(15,335)	(14,447)	(17,844)
	(16,948)	(19,338)	(19,155)	(18,023)	(22,261)
Other					
32900 PERMIT FEES	1,550	-	-	-	-
36110 INTEREST EARNINGS	1,890	-	3,054	-	-
36132 INTEREST EARNINGS-TAXES	299	-	256	-	-
	3,739	-	3,310	-	-
TOTAL REVENUES	391,116	383,665	387,048	357,620	441,700
EXPENSES					
Personnel Services					
59117 Personnel Services	59,033	67,768	46,167	68,350	70,400
	59,033	67,768	46,167	68,350	70,400
Contractual Services					
53101 ENGINEERING FEES	4,316	30,000	25,647	15,000	15,000
53109 LEGAL SERVICES	466	1,000	5,660	1,000	1,000
53201 AUDITORS SERVICES	1,276	993	993	1,044	1,044
53402 MARSH MAINT-LITTORAL ZONE	5,274	5,274	5,274	5,432	5,432
53403 CHEMICAL WEED CONTROL	16,325	16,325	16,325	16,815	16,815
53407 TRASH DISPOSAL	-	250	-	250	250
59126 Insurance	163	410	427	515	546
	27,820	54,252	54,326	40,056	40,087
Utilities					
54301 ELECTRICITY	11,906	14,500	10,849	13,247	13,247
	11,906	14,500	10,849	13,247	13,247
Repairs & Maintenance					
54604 REPAIR & MAINT-CANAL/LAKE	-	2,000	-	2,000	2,000
54608 REPAIR & MAINT - GENERAL	-	500	-	500	500
54611 REPAIR & MAINT-ROADS	4,261	10,000	11,150	27,500	10,000
54613 REPAIR & MAINT-CULVERTS	-	10,000	-	10,000	110,000
54617 Repairs & Maint - Catch Basins	-	25,000	-	-	-
	4,261	47,500	11,150	40,000	122,500
Capital Outlay					
56302 ROADS/BRIDGES	109,721	-	-	165,000	165,000

UNIT 5A - VISTA CENTER OF PALM BEACH

Fund Name: UNIT 5A - MAINTENANCE FUND	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
	109,721	-	-	165,000	165,000
Other					
59110 ADMINISTRAT TRANSFER OUT	9,646	14,198	9,176	14,592	14,592
59111 OPERATIONS TRANSFER OUT	10,494	15,447	9,983	15,875	15,875
99999 Add'l cash required/(available) for budget	158,236	170,000	-	500	-
	178,376	199,645	19,159	30,967	30,467
TOTAL EXPENSES	391,117	383,665	141,651	357,620	441,701

	<u>Tax per Assessable Unit</u>				<u>Number of Assessable Units</u>	
	FYE 9/30/18	FYE 9/30/17	<u>Incr/(Decr)</u>		FYE 9/30/18	FYE 9/30/17
			\$	%		
Business Park Vista Center - Maint	\$178.60	\$191.61	(\$13.01)	-7%	136	136
Emerald Dunes Condos - Maint	\$76.20	\$81.75	(\$5.55)	-7%	302	302
GOLF COURSE - Maint	\$198.09	\$212.52	(\$14.43)	-7%	128	128
INDUSTRIAL - Maint	\$1,278.42	\$1,371.53	(\$93.11)	-7%	195	195
Links at Emerald Dunes - Maint	\$103.66	\$111.21	(\$7.55)	-7%	185	185
Ventura Greens at Emerald Dunes - Maint	\$182.63	\$195.93	(\$13.30)	-7%	70	70
Villas at Emerald Dunes - Maint	\$90.32	\$96.90	(\$6.58)	-7%	184	184
Vista Center Condos - Maint	\$426.14	\$457.18	(\$31.04)	-7%	12	12

Budget Highlights:

- > New contract for aquatic weed control and marsh maintenance awarded in March 2013 for FYE 9/30/14, with option to renew annually four additional years.
- > \$165,000 for new sidewalk installation.

Budget Notes:

- Most activity related to permits and plats is maintained in a separate fund not included in this budget presentation since most permit and plat activity is not funded by assessments.
- Because this unit overlaps Unit 5, the Unit 5 budget and tax rates are also applicable.
- The unit of measurement that is applied against each assessable parcel of land to determine the assessment is based upon "computed acres". Each tract or parcel of land less than one acre is assessed as one computed acre and each tract or parcel of land containing more than one acre, including fractional portions, is assessed at the nearest whole number of acres, with a fraction of one half or more to be assessed as a full acre. As such, the District is required to assess any property that is less than an acre as one taxable unit – hence the use of the phrase "computed acre". Each residential unit has the same assessment whether it's a condo, town home, or single-family residence, unless the residential unit equals or exceeds 1.5 acres.
- Charges for personnel services, insurance, and administrative and operations transfers are based upon allocations using timesheet postings, value of structures, number of debt issues, total direct expenditures, unit history, and number of taxable units.

Improvements Maintained:

Northern maintains the following Improvements in Unit No. 5A, Vista Center: 3 Fixed Structures; Lakes; Marshes; Uplands; Major Roadways; Culverts; 67 Street Lights; Landscaping; Irrigation.

UNIT 5B - BAYWINDS

Fund Name: UNIT 5B - MAINTENANCE FUND	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	77,973	75,347	75,347	77,438	73,899
31903 Delinquent Taxes - Prior Year	82	-	-	-	-
	78,055	75,347	75,347	77,438	73,899
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(321)	(715)	(718)	(735)	(701)
54903 TAX DISCOUNT	(2,825)	(2,898)	(2,758)	(2,978)	(2,842)
	(3,146)	(3,613)	(3,476)	(3,713)	(3,543)
Other					
36110 INTEREST EARNINGS	263	-	381	-	-
36132 INTEREST EARNINGS-TAXES	44	-	39	-	-
	307	-	420	-	-
TOTAL REVENUES	75,216	71,734	72,291	73,725	70,356
EXPENSES					
Personnel Services					
59117 Personnel Services	20,479	19,618	16,312	21,537	22,183
	20,479	19,618	16,312	21,537	22,183
Contractual Services					
53101 ENGINEERING FEES	-	5,000	-	5,000	5,000
53109 LEGAL SERVICES	-	500	196	500	500
53115 FINANCIAL CONS./ADVISOR	107	125	146	150	150
53201 AUDITORS SERVICES	761	410	410	470	470
53409 LANDSCAPE MAINTENANCE	1,810	1,864	1,864	1,920	1,920
57301 TRUSTEE FEES	500	500	525	500	500
59126 Insurance	4,585	4,695	4,893	5,139	5,447
	7,763	13,094	8,034	13,679	13,987
Utilities					
54301 ELECTRICITY	4,992	4,447	2,506	4,836	4,836
	4,992	4,447	2,506	4,836	4,836
Supplies & Materials					
55201 FUEL-PUMP STATIONS	-	2,000	486	2,000	2,000
	-	2,000	486	2,000	2,000
Repairs & Maintenance					
54602 REPAIR & MAINT-PUMP STATN	13,674	3,332	3,989	5,332	5,332
54606 REPAIR & MAINT-BLDG	14	1,075	8,002	50,075	1,075
54608 REPAIR & MAINT - GENERAL	375	1,000	-	1,000	1,000
54610 REPAIR & MAINT-TELEMETRY	1,433	1,000	137	1,000	1,000
54619 R&M-GENERATORS	-	-	-	3,520	3,520
	15,496	6,407	12,128	60,927	11,927

UNIT 5B - BAYWINDS

Fund Name: UNIT 5B - MAINTENANCE FUND	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
Capital Outlay					
56301 IMPRVMNTS OTHER THAN BLDG	7,922	-	-	-	-
56401 MACHINERY & EQUIPMENT	7,136	1,000	-	6,000	6,000
	15,058	1,000	-	6,000	6,000
Other					
59110 ADMINISTRAT TRANSFER OUT	4,062	5,979	3,864	6,145	6,145
59111 OPERATIONS TRANSFER OUT	2,167	3,189	2,061	3,278	3,278
99999 Add'l cash required/(available) for budget	5,199	16,000	-	(44,677)	-
	11,428	25,168	5,925	(35,254)	9,423
TOTAL EXPENSES	75,216	71,734	45,391	73,725	70,356

Fund Name: UNIT 5B - DEBT FUND	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
REVENUES					
Assessments					
31900 ASSMNTS/CURR/REG/DEL	391,939	395,015	395,015	405,018	412,945
31903 Delinquent Taxes - Prior Year	327	-	-	-	-
	392,266	395,015	395,015	405,018	412,945
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(1,615)	(3,765)	(3,765)	(3,859)	(3,935)
54903 TAX DISCOUNT	(14,195)	(15,192)	(14,420)	(15,577)	(15,882)
	(15,810)	(18,957)	(18,185)	(19,436)	(19,817)
Other					
36110 INTEREST EARNINGS	456	-	833	-	-
36132 INTEREST EARNINGS-TAXES	217	-	204	-	-
	673	-	1,037	-	-
TOTAL REVENUES	377,129	376,058	377,867	385,582	393,128

EXPENSES

Debt Service					
57101 DEBT SERVICE-PRINCIPAL	299,325	322,351	322,351	329,540	336,889
57201 DEBT SERVICE-INTEREST	93,803	70,777	70,777	63,589	56,240
	393,128	393,128	393,128	393,129	393,129
Other					
99999 Add'l cash required/(available) for budget	(15,999)	(17,070)	-	(7,547)	-
	(15,999)	(17,070)	-	(7,547)	-
TOTAL EXPENSES	377,129	376,058	393,128	385,582	393,129

Tax per Assessable Unit				Number of Assessable Units	
FYE 9/30/18	FYE 9/30/17	Incr/(Decr)		FYE 9/30/18	FYE 9/30/17
		\$	%		

UNIT 5B - BAYWINDS

	<u>Tax per Assessable Unit</u>				<u>Number of Assessable Units</u>	
	<u>FYE</u>	<u>FYE</u>	<u>Incr/(Decr)</u>		<u>FYE</u>	<u>FYE</u>
	<u>9/30/18</u>	<u>9/30/17</u>	<u>\$</u>	<u>%</u>	<u>9/30/18</u>	<u>9/30/17</u>
COMMERCIAL - Maint	\$468.95	\$456.30				
COMMERCIAL - Debt	\$2,452.64	\$2,392.07				
Total	\$2,921.59	\$2,848.36	\$73.22	3%	7	7
Mezzano Condo - Maint	\$18.24	\$17.74				
Mezzano Condo - Debt	\$95.38	\$93.02				
Total	\$113.62	\$110.77	\$2.85	3%	240	240
RESIDENTIAL - Maint	\$64.49	\$62.75				
RESIDENTIAL - Debt	\$337.30	\$328.97				
Total	\$401.79	\$391.72	\$10.07	3%	1,082	1,082

Budget Highlights:

- > Landscaping maintenance (a/c #53409) contract was awarded in Spring 2014 for FYE 9/30/15, with option to renew annually four additional years.
- > \$50,000 for pump station roof replacement.
- > 2015 Bond refunding resulted in cash flow savings approximating \$95,000 each year through the final maturity of the bonds.

Budget Notes:

- Most activity related to permits and plats is maintained in a separate fund not included in this budget presentation since most permit and plat activity is not funded by assessments.
- Because this unit overlaps Unit 5, the Unit 5 budget and tax rates are also applicable.
- The unit of measurement that is applied against each assessable parcel of land to determine the assessment is based upon "computed acres". Each tract or parcel of land less than one acre is assessed as one computed acre and each tract or parcel of land containing more than one acre, including fractional portions, is assessed at the nearest whole number of acres, with a fraction of one half or more to be assessed as a full acre. As such, the District is required to assess any property that is less than an acre as one taxable unit – hence the use of the phrase "computed acre". Each residential unit has the same assessment whether it's a condo, town home, or single-family residence, unless the residential unit equals or exceeds 1.5 acres.
- Charges for personnel services, insurance, and administrative and operations transfers are based upon allocations using timesheet postings, value of structures, number of debt issues, total direct expenditures, unit history, and number of taxable units.

Improvements Maintained:

Northern maintains the following Improvements in Unit No. 5B, Lennar Homes (Baywinds): 1 Pump Station with 3 Pumps; 2 Mechanical Gates; 2 Telemetry Stations; 1 Landscape Site; 1 Metritape; 1 Permanent Backup Generator; 1 Fuel Tank.

Debt Outstanding as of 9/30/17:

Description	Interest Rates	Outstanding	Final Maturity
Water Cntrl and Impr Refunding Bonds - Series 2015	2.23%	\$2,851,521	8/1/2025

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

Year Ending September 30,	Principal	Interest	Total
2018	\$329,540	\$63,589	\$393,129
2019	\$336,889	\$56,240	\$393,129
2020	\$344,401	\$48,728	\$393,129
2021	\$352,081	\$41,047	\$393,128

UNIT 5B - BAYWINDS

THEREAFTER	<u>\$1,488,610</u>	<u>\$83,905</u>	<u>\$1,572,515</u>
Total	<u>\$2,851,521</u>	<u>\$293,509</u>	<u>\$3,145,030</u>

UNIT 5C - RIVERWALK

Fund Name:	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	123,003	309,626	309,626	119,886	41,262
	123,003	309,626	309,626	119,886	41,262
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(504)	(2,954)	(2,937)	(1,141)	(393)
54903 TAX DISCOUNT	(4,479)	(11,908)	(11,393)	(4,611)	(1,587)
	(4,983)	(14,862)	(14,330)	(5,752)	(1,980)
Other					
36110 INTEREST EARNINGS	142	-	750	-	-
36132 INTEREST EARNINGS-TAXES	87	-	185	-	-
	229	-	935	-	-
TOTAL REVENUES	118,249	294,764	296,231	114,134	39,282
EXPENSES					
Personnel Services					
59117 Personnel Services	7,574	8,834	14,226	14,518	14,954
	7,574	8,834	14,226	14,518	14,954
Contractual Services					
53101 ENGINEERING FEES	32,528	25,000	20,164	1,500	1,500
53102 ENGINEERING-PERMITS	1,200	-	-	-	-
53109 LEGAL SERVICES	5,428	2,500	6,886	500	500
53115 FINANCIAL CONS./ADVISOR	107	-	-	-	-
53201 AUDITORS SERVICES	502	617	617	649	649
53407 TRASH DISPOSAL	1,200	1,200	-	1,200	1,200
53409 LANDSCAPE MAINTENANCE	-	-	-	240	240
57301 TRUSTEE FEES	167	-	-	-	-
59126 Insurance	95	268	279	603	639
	41,227	29,585	27,946	4,692	4,728
Utilities					
54301 ELECTRICITY	-	1,200	-	2,423	2,423
	-	1,200	-	2,423	2,423
Repairs & Maintenance					
54604 REPAIR & MAINT-CANAL/LAKE	-	3,000	-	3,000	3,000
54608 REPAIR & MAINT - GENERAL	-	1,000	300	1,000	1,000
54610 REPAIR & MAINT-TELEMTRY	-	-	-	2,000	2,000
54613 REPAIR & MAINT-CULVERTS	-	-	-	10,000	10,000
	-	4,000	300	16,000	16,000
Capital Outlay					
56301 IMPRVMENTS OTHER THAN BLDG	-	250,000	253,450	-	-
	-	250,000	253,450	-	-

UNIT 5C - RIVERWALK

Fund Name: UNIT 5C - MAINTENANCE FUND	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
Other					
59110 ADMINISTRAT TRANSFER OUT	552	813	525	836	836
59111 OPERATIONS TRANSFER OUT	226	332	215	341	341
99999 Add'l cash required/(available) for budget	68,670	-	-	75,324	-
	69,448	1,145	740	76,501	1,177
TOTAL EXPENSES	118,249	294,764	296,662	114,134	39,282

Fund Name: UNIT 5C - DEBT FUND	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	376,636	-	-	-	-
	376,636	-	-	-	-
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(1,543)	-	-	-	-
54903 TAX DISCOUNT	(13,738)	-	-	-	-
	(15,281)	-	-	-	-
Other					
36110 INTEREST EARNINGS	432	-	-	-	-
36132 INTEREST EARNINGS-TAXES	267	-	-	-	-
	699	-	-	-	-
TOTAL REVENUES	362,054	-	-	-	-

EXPENSES					
Debt Service					
57201 DEBT SERVICE-INTEREST	7,100	-	-	-	-
	7,100	-	-	-	-
Other					
57103 ADVANCE REFUNDING ESCROW	362,100	-	-	-	-
99999 Add'l cash required/(available) for budget	(7,146)	-	-	-	-
	354,954	-	-	-	-
TOTAL EXPENSES	362,054	-	-	-	-

	<u>Tax per Assessable Unit</u>				<u>Number of Assessable Units</u>	
	<u>FYE 9/30/18</u>	<u>FYE 9/30/17</u>	<u>Incr/(Decr)</u>		<u>FYE 9/30/18</u>	<u>FYE 9/30/17</u>
			<u>\$</u>	<u>%</u>		
RESIDENTIAL - Maint	\$87.70	\$226.50				
Total	\$87.70	\$226.50	(\$138.80)	-61%	1,367	1,367

Budget Highlights:

- > FY 2016 was the last year with a debt assessment for the 5C Bonds. The final payment on the 5C Bonds is due 8/1/2016.

UNIT 5C - RIVERWALK

- > Construction of control structure modification in FY 2017 in capital outlay.

Budget Notes:

- Most activity related to permits and plats is maintained in a separate fund not included in this budget presentation since most permit and plat activity is not funded by assessments.
- Because this unit overlaps Unit 5, the Unit 5 budget and tax rates are also applicable.
- The unit of measurement that is applied against each assessable parcel of land to determine the assessment is based upon "computed acres". Each tract or parcel of land less than one acre is assessed as one computed acre and each tract or parcel of land containing more than one acre, including fractional portions, is assessed at the nearest whole number of acres, with a fraction of one half or more to be assessed as a full acre. As such, the District is required to assess any property that is less than an acre as one taxable unit – hence the use of the phrase "computed acre". Each residential unit has the same assessment whether it's a condo, town home, or single-family residence, unless the residential unit equals or exceeds 1.5 acres.
- Charges for personnel services, insurance, and administrative and operations transfers are based upon allocations using timesheet postings, value of structures, number of debt issues, total direct expenditures, unit history, and number of taxable units.

Improvements Maintained:

Northern maintains the following Improvements in Unit No. 5C, Riverwalk: Drainage Easement; 1 Dock; 1 Operable Structure; Lake Interconnect Pipes/ Culverts.

UNIT 5D - ANDROS ISLE

Fund Name: UNIT 5D - MAINTENANCE FUND	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	66,670	64,410	64,410	70,772	67,066
	66,670	64,410	64,410	70,772	67,066
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(273)	(617)	(614)	(669)	(634)
54903 TAX DISCOUNT	(2,440)	(2,477)	(2,378)	(2,722)	(2,579)
	(2,713)	(3,094)	(2,992)	(3,391)	(3,213)
Other					
36110 INTEREST EARNINGS	306	-	471	-	-
36132 INTEREST EARNINGS-TAXES	40	-	32	-	-
	346	-	503	-	-
TOTAL REVENUES	64,303	61,316	61,921	67,381	63,853
EXPENSES					
Personnel Services					
59117 Personnel Services	21,962	24,710	17,616	26,289	27,078
	21,962	24,710	17,616	26,289	27,078
Contractual Services					
53101 ENGINEERING FEES	-	500	-	500	500
53109 LEGAL SERVICES	-	500	-	500	500
53115 FINANCIAL CONS./ADVISOR	107	-	-	-	-
53201 AUDITORS SERVICES	855	870	870	928	928
53409 LANDSCAPE MAINTENANCE	2,080	1,741	1,741	1,793	1,793
57301 TRUSTEE FEES	167	-	-	-	-
59126 Insurance	2,727	2,785	2,903	3,059	3,242
	5,936	6,396	5,514	6,780	6,963
Utilities					
54301 ELECTRICITY	2,308	3,047	1,523	2,900	2,900
	2,308	3,047	1,523	2,900	2,900
Supplies & Materials					
54908 GOV'MNTL REGISTRATION FEE	25	25	25	25	25
55201 FUEL-PUMP STATIONS	-	2,000	-	2,000	2,000
	25	2,025	25	2,025	2,025
Repairs & Maintenance					
54602 REPAIR & MAINT-PUMP STATN	867	3,332	3,976	5,332	5,332
54606 REPAIR & MAINT-BLDG	9	3,050	-	3,550	3,550
54608 REPAIR & MAINT - GENERAL	300	1,000	-	1,000	1,000
54610 REPAIR & MAINT-TELEMETRY	172	5,000	-	3,000	3,000
54619 R&M-GENERATORS	-	-	-	3,520	3,520
	1,348	12,382	3,976	16,402	16,402

UNIT 5D

ANDROS ISLE

UNIT 5D - ANDROS ISLE

Fund Name:	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
UNIT 5D - MAINTENANCE FUND					
Other					
59110 ADMINISTRAT TRANSFER OUT	3,688	5,429	3,509	5,580	5,580
59111 OPERATIONS TRANSFER OUT	1,921	2,827	1,827	2,905	2,905
99999 Add'l cash required/(available) for budget	27,114	4,500	-	4,500	-
	32,723	12,756	5,336	12,985	8,485
TOTAL EXPENSES	64,302	61,316	33,990	67,381	63,853

Fund Name:	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
UNIT 5D - DEBT FUND					
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	389,101	389,091	389,091	382,792	397,475
	389,101	389,091	389,091	382,792	397,475
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(1,594)	(3,705)	(3,711)	(3,651)	(3,791)
54903 TAX DISCOUNT	(14,254)	(14,964)	(14,351)	(14,722)	(15,287)
	(15,848)	(18,669)	(18,062)	(18,373)	(19,078)
Other					
36110 INTEREST EARNINGS	920	-	798	-	-
36132 INTEREST EARNINGS-TAXES	232	-	196	-	-
38500 Proceeds of Refunding Bonds	1,079,665	-	-	-	-
	1,080,817	-	994	-	-
TOTAL REVENUES	1,454,070	370,422	372,023	364,419	378,397

EXPENSES

Debt Service

57101 DEBT SERVICE-PRINCIPAL	-	350,865	350,865	359,812	368,988
57201 DEBT SERVICE-INTEREST	32,723	27,531	27,531	18,584	9,409
	32,723	378,396	378,396	378,396	378,397

Other

57103 ADVANCE REFUNDING ESCROW	352,828	-	-	-	-
57303 COST OF ISSUANCE	21,188	-	-	-	-
58901 Payment to Escrow Agent	1,055,000	-	-	-	-
99999 Add'l cash required/(available) for budget	(7,668)	(7,974)	-	(13,977)	-
	1,421,348	(7,974)	-	(13,977)	-
TOTAL EXPENSES	1,454,071	370,422	378,396	364,419	378,397

Tax per Assessable Unit

Number of Assessable Units

	FYE 9/30/18	FYE 9/30/17	Incr/(Decr)		FYE 9/30/18	FYE 9/30/17
			\$	%		
COMMERCIAL/AC - Maint	\$51.42	\$46.79				
COMMERCIAL/AC - Debt	\$278.10	\$282.68				

UNIT 5D - ANDROS ISLE

	<u>Tax per Assessable Unit</u>				<u>Number of Assessable Units</u>	
	<u>FYE</u>	<u>FYE</u>	<u>Incr/(Decr)</u>		<u>FYE</u>	<u>FYE</u>
	<u>9/30/18</u>	<u>9/30/17</u>	<u>\$</u>	<u>%</u>	<u>9/30/18</u>	<u>9/30/17</u>
Total	\$329.52	\$329.47	\$0.05	0%	33	33
RESIDENTIAL - Maint	\$77.18	\$70.24				
RESIDENTIAL - Debt	\$417.45	\$424.32				
Total	\$494.63	\$494.56	\$0.07	0%	881	881
San Michele condo - Maint	\$3.60	\$3.28				
San Michele condo - Debt	\$19.47	\$19.79				
Total	\$23.07	\$23.07	\$0.00	0%	300	300

Budget Highlights:

- > Landscaping maintenance (a/c #53409) contract was awarded in Spring 2014 for FYE 9/30/15, with option to renew annually four additional years.
- > Building a fund balance reserve for pump repairs.
- > This budget reflects a 2016 bond refunding. Debt refunding is similar to refinancing to take advantage of lower interest rates. Unit 5D's old debt defeased had remaining interest rates of 4%-4.5%, whereas the new refunding debt issued is at 2.55%. The refunding resulted in a cash flow savings of \$5,298, and an economic gain of \$2,984 over the remaining life of the debt for Unit 5D. The old debt defeased was a combined bond issue shared with Unit 45. The refunding resulted much more significant savings in Unit 45 because Unit 45's share of principal outstanding on the old combined debt defeased was \$3,560,000, whereas Unit 5D's share was \$1,380,000, and Unit 45's portion had a final maturity in 17 years as opposed to Unit 5D's in 3 years. The refunding transaction for Unit 45 could not be done without Unit 5D being part of it, and since the transaction also achieved some savings for Unit 5D, the District proceeded with the refunding.

Budget Notes:

- Most activity related to permits and plats is maintained in a separate fund not included in this budget presentation since most permit and plat activity is not funded by assessments.
- Because this unit overlaps Unit 5, the Unit 5 budget and tax rates are also applicable.
- The unit of measurement that is applied against each assessable parcel of land to determine the assessment is based upon "computed acres". Each tract or parcel of land less than one acre is assessed as one computed acre and each tract or parcel of land containing more than one acre, including fractional portions, is assessed at the nearest whole number of acres, with a fraction of one half or more to be assessed as a full acre. As such, the District is required to assess any property that is less than an acre as one taxable unit – hence the use of the phrase "computed acre". Each residential unit has the same assessment whether it's a condo, town home, or single-family residence, unless the residential unit equals or exceeds 1.5 acres.
- Charges for personnel services, insurance, and administrative and operations transfers are based upon allocations using timesheet postings, value of structures, number of debt issues, total direct expenditures, unit history, and number of taxable units.

Improvements Maintained:

Northern maintains the following Improvements in Unit No. 5D, Oakton Lakes (Andros Isle): 1 Pump Station with 3 Pumps; 1 Telemetry Station; 1 Metritape; 1 Landscape Site; 1 Mechanical Gate; 1 Permanent Backup Generator; 1 Fuel Tank; 1 Dock; 1 Rain Gauge.

Debt Outstanding as of 9/30/17:

Description	Interest Rates	Outstanding	Final Maturity
5D/45 Multi-unit Refunding Bonds - Series 2016	2.55%	\$728,800	8/1/2019

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

Year Ending September 30,	Principal	Interest	Total
2018	\$359,812	\$18,584	\$378,396

UNIT 5D - ANDROS ISLE

2019	<u>\$368,988</u>	<u>\$9,409</u>	<u>\$378,397</u>
Total	<u><u>\$728,800</u></u>	<u><u>\$27,993</u></u>	<u><u>\$756,793</u></u>

UNIT 7 - DYER BOULEVARD

Fund Name:	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	106,850	108,286	108,247	110,357	111,464
31903 Delinquent Taxes - Prior Year	135	-	194	-	-
	106,985	108,286	108,441	110,357	111,464
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(439)	(1,039)	(1,030)	(1,038)	(1,048)
54903 TAX DISCOUNT	(3,925)	(4,165)	(3,995)	(4,244)	(4,287)
	(4,364)	(5,204)	(5,025)	(5,282)	(5,335)
Other					
32900 PERMIT FEES	1,500	-	500	-	-
33003 Intgov'l rct - Exp Reimbursemt	2,477	-	443	-	-
36110 INTEREST EARNINGS	447	-	694	-	-
36132 INTEREST EARNINGS-TAXES	102	-	86	-	-
	4,526	-	1,723	-	-
TOTAL REVENUES	107,147	103,082	105,139	105,075	106,129
EXPENSES					
Personnel Services					
59117 Personnel Services	24,873	29,010	17,730	29,306	30,185
	24,873	29,010	17,730	29,306	30,185
Contractual Services					
53101 ENGINEERING FEES	968	500	450	500	500
53109 LEGAL SERVICES	190	500	197	500	500
53114 WATER QUALITY	2,034	2,034	2,034	2,095	2,095
53201 AUDITORS SERVICES	619	656	656	761	761
53403 CHEMICAL WEED CONTROL	4,835	4,980	4,835	4,980	4,980
53405 MOWING SERVICES	16,191	16,686	16,516	17,187	17,187
53407 TRASH DISPOSAL	-	250	-	1,000	1,000
53409 LANDSCAPE MAINTENANCE	1,080	1,112	1,112	1,146	1,146
59126 Insurance	2,623	2,400	2,501	2,913	3,088
	28,540	29,118	28,301	31,082	31,257
Utilities					
54301 ELECTRICITY	145	500	108	510	510
	145	500	108	510	510
Repairs & Maintenance					
54604 REPAIR & MAINT-CANAL/LAKE	-	10,000	3,650	10,000	10,000
54608 REPAIR & MAINT - GENERAL	-	1,000	800	1,500	1,500
54610 REPAIR & MAINT-TELEMETRY	-	1,000	-	1,000	1,000
54614 REPAIR & MAINT - GATE	-	500	-	500	500
	-	12,500	4,450	13,000	13,000
Capital Outlay					

UNIT 7 - DYER BOULEVARD

Fund Name:	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
UNIT 7 - MAINTENANCE FUND					
56304 GIS	3,416	3,274	3,190	3,758	3,758
	3,416	3,274	3,190	3,758	3,758
Other					
59110 ADMINISTRAT TRANSFER OUT	12,622	18,579	12,007	19,094	19,094
59111 OPERATIONS TRANSFER OUT	5,503	8,101	5,236	8,325	8,325
99999 Add'l cash required/(available) for budget	32,048	2,000	-	-	-
	50,173	28,680	17,243	27,419	27,419
TOTAL EXPENSES	107,147	103,082	71,022	105,075	106,129

	<u>Tax per Assessable Unit</u>				<u>Number of Assessable Units</u>	
	<u>FYE</u>	<u>FYE</u>	<u>Incr/(Decr)</u>		<u>FYE</u>	<u>FYE</u>
	<u>9/30/18</u>	<u>9/30/17</u>	<u>\$</u>	<u>%</u>	<u>9/30/18</u>	<u>9/30/17</u>
ALL NON EXEMPT PARCELS - Maint	\$39.97	\$39.22	\$0.75	2%	2,761	2,761

Budget Highlights:

- > Landscaping maintenance (a/c #53409) contract was awarded in Spring 2014 for FYE 9/30/15, with option to renew annually four additional years.
- > Mowing contract awarded in March 2013 for FYE 9/30/14, with option to renew annually four additional years.

Budget Notes:

- Most activity related to permits and plats is maintained in a separate fund not included in this budget presentation since most permit and plat activity is not funded by assessments.
- The unit of measurement that is applied against each assessable parcel of land to determine the assessment is based upon "computed acres". Each tract or parcel of land less than one acre is assessed as one computed acre and each tract or parcel of land containing more than one acre, including fractional portions, is assessed at the nearest whole number of acres, with a fraction of one half or more to be assessed as a full acre. As such, the District is required to assess any property that is less than an acre as one taxable unit – hence the use of the phrase "computed acre". Each residential unit has the same assessment whether it's a condo, town home, or single-family residence, unless the residential unit equals or exceeds 1.5 acres.
- Charges for personnel services, insurance, and administrative and operations transfers are based upon allocations using timesheet postings, value of structures, number of debt issues, total direct expenditures, unit history, and number of taxable units.

Improvements Maintained:

Northern maintains the following Improvements in Unit No. 7, Dyer Boulevard: Canal Rights-of-Way; 1 fixed structure; 2 Landscape Sites; 1 Operable Gate; 1 RTU Site; 1 Metritape; 1 Rain Gauge.

UNIT 9 - ADMIRAL'S COVE

Fund Name:	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	103,833	104,473	104,462	104,627	102,632
31901 AGREEMENT ASSESSMENTS	2,962	2,978	2,978	2,979	2,922
	106,795	107,451	107,440	107,606	105,554
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(429)	(1,001)	(998)	(1,000)	(981)
54903 TAX DISCOUNT	(3,695)	(4,018)	(3,899)	(4,024)	(3,947)
54904 UNIQUE ASSMTS DISCOUNT	(118)	(143)	(119)	(143)	(140)
	(4,242)	(5,162)	(5,016)	(5,167)	(5,068)
Other					
36110 INTEREST EARNINGS	492	-	732	-	-
36132 INTEREST EARNINGS-TAXES	44	-	33	-	-
	536	-	765	-	-
TOTAL REVENUES	103,089	102,289	103,189	102,439	100,486
EXPENSES					
Personnel Services					
59117 Personnel Services	20,532	25,199	19,719	27,677	28,507
	20,532	25,199	19,719	27,677	28,507
Contractual Services					
53101 ENGINEERING FEES	-	500	-	500	500
53109 LEGAL SERVICES	1,813	500	6,214	500	500
53114 WATER QUALITY	4,357	4,357	4,357	4,488	4,488
53201 AUDITORS SERVICES	622	616	616	655	655
53403 CHEMICAL WEED CONTROL	3,282	3,381	3,282	3,381	3,381
53405 MOWING SERVICES	8,395	8,652	8,564	8,912	8,912
53409 LANDSCAPE MAINTENANCE	480	494	494	509	509
59126 Insurance	2,292	2,162	2,253	2,562	2,716
	21,241	20,662	25,780	21,507	21,661
Utilities					
54301 ELECTRICITY	140	200	139	204	204
	140	200	139	204	204
Repairs & Maintenance					
54604 REPAIR & MAINT-CANAL/LAKE	948	5,000	-	5,000	5,000
54608 REPAIR & MAINT - GENERAL	-	1,000	8,798	1,500	1,500
54610 REPAIR & MAINT-TELEMETRY	-	1,000	-	11,000	1,000
54614 REPAIR & MAINT - GATE	-	500	-	23,000	500
	948	7,500	8,798	40,500	8,000
Capital Outlay					
56303 CULVERTS/STRUCTURES	-	6,000	-	-	-
56304 GIS	2,220	2,136	2,081	2,452	2,452

UNIT 9

ADMIRAL'S COVE

UNIT 9 - ADMIRAL'S COVE

Fund Name:	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
UNIT 9 - MAINTENANCE FUND	2,220	8,136	2,081	2,452	2,452
Other					
59110 ADMINISTRAT TRANSFER OUT	20,089	29,570	19,110	30,390	30,390
59111 OPERATIONS TRANSFER OUT	6,130	9,022	5,831	9,272	9,272
99999 Add'l cash required/(available) for budget	31,790	2,000	-	(29,563)	-
	58,009	40,592	24,941	10,099	39,662
TOTAL EXPENSES	103,090	102,289	81,458	102,439	100,486

	<u>Tax per Assessable Unit</u>				<u>Number of Assessable Units</u>	
	FYE 9/30/18	FYE 9/30/17	<u>Incr/(Decr)</u>		FYE 9/30/18	FYE 9/30/17
			\$	%		
ALL NON EXEMPT PARCELS - Maint	\$59.66	\$59.64	\$0.02	0%	1,804	1,802

Budget Highlights:

- > Landscaping maintenance (a/c #53409) contract was awarded in Spring 2014 for FYE 9/30/15, with option to renew annually four additional years.
- > Mowing contract awarded in March 2013 for FYE 9/30/14, with option to renew annually four additional years.
- > \$11,000 for telemetry evaluation and upgrade.
- > \$23,000 for access gate replacement.

Budget Notes:

- Most activity related to permits and plats is maintained in a separate fund not included in this budget presentation since most permit and plat activity is not funded by assessments.
- Part of this unit is overlapped by Units 9A and 9B.
- The unit of measurement that is applied against each assessable parcel of land to determine the assessment is based upon "computed acres". Each tract or parcel of land less than one acre is assessed as one computed acre and each tract or parcel of land containing more than one acre, including fractional portions, is assessed at the nearest whole number of acres, with a fraction of one half or more to be assessed as a full acre. As such, the District is required to assess any property that is less than an acre as one taxable unit – hence the use of the phrase "computed acre". Each residential unit has the same assessment whether it's a condo, town home, or single-family residence, unless the residential unit equals or exceeds 1.5 acres.
- Of the total assessable units, 50 taxable units relate to special agreements with the District, and are not assessed as part of real property tax bills from the Palm Beach County Tax Collector. These taxable units belong to the Palm Beach County School District. Special agreement assessments are invoiced directly by the District.
- Charges for personnel services, insurance, and administrative and operations transfers are based upon allocations using timesheet postings, value of structures, number of debt issues, total direct expenditures, unit history, and number of taxable units.

Improvements Maintained:

Northern maintains the following Improvements in Unit No. 9, Admirals Cove West: 1 Operable Structure; 2 Operable Gates; 1 Fixed Structure; Canal Rights-of-Way; 1 Telemetry Station; 2 Metritapes; 2 Landscape Sites; 1 Rain Gauge.

UNIT 9A - ABACOA I

Fund Name: UNIT 9A - MAINTENANCE FUND	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	534,524	543,277	543,064	592,052	552,706
31901 AGREEMENT ASSESSMENTS	4,163	3,699	4,288	3,699	3,453
31903 Delinquent Taxes - Prior Year	25	-	-	-	-
	538,712	546,976	547,352	595,751	556,159
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(2,205)	(5,171)	(5,181)	(5,633)	(5,259)
54903 TAX DISCOUNT	(19,025)	(20,894)	(20,047)	(22,770)	(21,257)
	(21,230)	(26,065)	(25,228)	(28,403)	(26,516)
Other					
32900 PERMIT FEES	-	-	500	-	-
36110 INTEREST EARNINGS	1,831	-	2,737	-	-
36132 INTEREST EARNINGS-TAXES	281	-	210	-	-
	2,112	-	3,447	-	-
TOTAL REVENUES	519,594	520,911	525,571	567,348	529,643
EXPENSES					
Personnel Services					
59117 Personnel Services	125,092	140,436	97,049	143,213	147,509
	125,092	140,436	97,049	143,213	147,509
Contractual Services					
53101 ENGINEERING FEES	1,395	1,000	843	1,000	1,000
53109 LEGAL SERVICES	-	1,000	1,327	1,000	1,000
53201 AUDITORS SERVICES	3,950	3,658	3,658	3,853	3,853
53403 CHEMICAL WEED CONTROL	34,244	36,187	36,187	22,105	22,105
53405 MOWING SERVICES	13,193	13,596	13,457	14,004	14,004
53407 TRASH DISPOSAL	-	250	-	250	250
53409 LANDSCAPE MAINTENANCE	3,870	3,986	3,986	4,106	4,106
53413 PRESERVE/EXOTIC MAINT	69,630	80,112	80,112	115,950	115,950
53414 UPLAND MAINTENANCE	9,727	13,297	13,297	10,475	10,475
53415 PARK MAINTENANCE	10,603	20,000	9,876	-	-
59126 Insurance	7,275	7,469	7,784	8,340	8,840
	153,887	180,555	170,527	181,083	181,583
Utilities					
54301 ELECTRICITY	53,282	54,600	33,836	58,626	58,626
	53,282	54,600	33,836	58,626	58,626
Supplies & Materials					
54201 POSTAGE	60	-	-	-	-
	60	-	-	-	-
Repairs & Maintenance					
54601 REPAIR & MAINT-AERATORS	31,312	53,000	34,445	52,290	52,290

UNIT 9A

ABACOA I

UNIT 9A - ABACOA I

Fund Name:	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
UNIT 9A - MAINTENANCE FUND					
54604 REPAIR & MAINT-CANAL/LAKE	-	5,000	-	5,000	5,000
54606 REPAIR & MAINT-BLDG	-	5,000	-	5,000	5,000
54608 REPAIR & MAINT - GENERAL	3,075	5,000	1,776	5,000	5,000
54610 REPAIR & MAINT-TELEMETRY	2,819	3,000	46	3,000	3,000
54611 REPAIR & MAINT-ROADS	8,690	15,000	17,489	15,000	15,000
54613 REPAIR & MAINT-CULVERTS	-	-	-	-	20,000
54618 R&M-AERATOR REFURBISHMENTS	-	-	-	12,500	12,500
54620 R & M - Preserve Structures	-	-	-	30,000	5,000
	45,896	86,000	53,756	127,790	122,790
Capital Outlay					
56401 MACHINERY & EQUIPMENT	52,298	37,000	-	37,000	-
	52,298	37,000	-	37,000	-
Other					
59110 ADMINISTRAT TRANSFER OUT	7,942	11,690	7,555	12,014	12,014
59111 OPERATIONS TRANSFER OUT	4,708	6,930	4,479	7,122	7,122
99999 Add'l cash required/(available) for budget	76,429	3,700	-	500	-
	89,079	22,320	12,034	19,636	19,136
TOTAL EXPENSES	519,594	520,911	367,202	567,348	529,644

Fund Name:	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
UNIT 9A - DEBT FUND					
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	2,880,903	2,890,684	2,889,438	2,911,133	2,973,540
31903 Delinquent Taxes - Prior Year	183	-	-	-	-
	2,881,086	2,890,684	2,889,438	2,911,133	2,973,540
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(11,882)	(27,527)	(27,565)	(27,722)	(28,316)
54903 TAX DISCOUNT	(102,550)	(111,176)	(106,657)	(111,962)	(114,362)
	(114,432)	(138,703)	(134,222)	(139,684)	(142,678)
Other					
36110 INTEREST EARNINGS	3,664	-	6,178	-	-
36132 INTEREST EARNINGS-TAXES	1,540	-	1,116	-	-
	5,204	-	7,294	-	-
TOTAL REVENUES	2,771,858	2,751,981	2,762,510	2,771,449	2,830,862

EXPENSES

Supplies & Materials

54907 BANK SERVICE CHARGES	75	-	60	-	-
	75	-	60	-	-

Debt Service

UNIT 9A - ABACOA I

Fund Name:	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
UNIT 9A - DEBT FUND					
57101 DEBT SERVICE-PRINCIPAL	1,994,786	2,053,832	2,053,832	2,114,626	2,177,218
57201 DEBT SERVICE-INTEREST	836,076	777,031	777,031	716,237	653,644
	<u>2,830,862</u>	<u>2,830,863</u>	<u>2,830,863</u>	<u>2,830,863</u>	<u>2,830,862</u>
Other					
99999 Add'l cash required/(available) for budget	(59,080)	(78,882)	-	(59,414)	-
	<u>(59,080)</u>	<u>(78,882)</u>	<u>-</u>	<u>(59,414)</u>	<u>-</u>
TOTAL EXPENSES	2,771,857	2,751,981	2,830,923	2,771,449	2,830,862

	<u>Tax per Assessable Unit</u>				<u>Number of Assessable Units</u>	
	<u>FYE</u>	<u>FYE</u>	<u>Incr/(Decr)</u>		<u>FYE</u>	<u>FYE</u>
	<u>9/30/18</u>	<u>9/30/17</u>	<u>\$</u>	<u>%</u>	<u>9/30/18</u>	<u>9/30/17</u>
COMMERCIAL/AC - Maint	\$1,038.45	\$952.89				
COMMERCIAL/AC - Debt	\$5,106.03	\$5,070.16				
Total	<u>\$6,144.48</u>	<u>\$6,023.05</u>	\$121.43	2%	218	218
GOLF COURSE/AC - Maint	\$128.80	\$118.19				
GOLF COURSE/AC - Debt	\$633.32	\$628.87				
Total	<u>\$762.12</u>	<u>\$747.06</u>	\$15.06	2%	169	169
RESIDENTIAL/AC - Maint	\$364.54	\$334.51				
RESIDENTIAL/AC - Debt	\$1,792.46	\$1,779.87				
Total	<u>\$2,157.00</u>	<u>\$2,114.38</u>	\$42.62	2%	943	943

Budget Highlights:

- > Landscaping maintenance (a/c #53409) contract was awarded in Spring 2014 for FYE 9/30/15, with option to renew annually four additional years.
- > Mowing contract awarded in March 2013 for FYE 9/30/14, with option to renew annually four additional years.
- > The contract for aquatic weed control, greenway and preserve maintenance (a/c #53403 and 53414) can be renewed annually for services through fiscal year ending 9/30/22.
- > Sign and fence repair and replacement in greenways.
- > 2 new aerators.

Budget Notes:

- Most activity related to permits and plats is maintained in a separate fund not included in this budget presentation since most permit and plat activity is not funded by assessments.
- Because this unit overlaps Units 9 and 9B, the budget and tax rates of Unit 9 and 9B are also applicable.
- The unit of measurement that is used to determine the assessment is based upon a factor which is the sum of the actual acreage of the lot plus the prorated share of tax exempt real property created by the same plat of record which created the real property. Examples of tax exempt real property are roads, common areas and recreation facilities. The assessment is determined by multiplying the factor by the assessment per whole acre.
- The District has a special agreement with the Jupiter Stadium that requires payment to the District annually for maintenance services provided on 6.85 acres of land. The agreement with the Jupiter Stadium automatically renews for another 5 year extension in 2019. Special agreement assessments are invoiced directly by the District.
- Charges for personnel services, insurance, and administrative and operations transfers are based upon allocations using timesheet postings, value of structures, number of debt issues, total direct expenditures, unit history, and number of taxable units.

Improvements Maintained:

UNIT 9A - ABACOA I

Northern maintains the following Improvements in Unit No. 9A, Abacoa I: 5 Operable Structures; 5 Operable Gates; 27 Aerators; Greenway Trails; Preserves and Uplands; Lakes and Marshes; Fencing; 5 Telemetry Stations; 5 Metritapes; Culverts; 4 Observation Decks; 5 Landscape Sites; Canal Rights-of-Way; 1 Rain Gauge; Sidewalks.

Debt Outstanding as of 9/30/17:

Description	Interest Rates	Outstanding	Final Maturity
Water Cntrl and Impr Refunding Bonds - Series 2013	2.96%	\$24,197,202	8/1/2027

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

Year Ending September 30,	Principal	Interest	Total
2018	\$2,114,626	\$716,237	\$2,830,863
2019	\$2,177,218	\$653,644	\$2,830,862
2020	\$2,241,664	\$589,199	\$2,830,863
2021	\$2,308,017	\$522,845	\$2,830,862
THEREAFTER	\$15,355,677	\$1,629,499	\$16,985,176
Total	<u>\$24,197,202</u>	<u>\$4,111,424</u>	<u>\$28,308,626</u>

UNIT 9B - ABACOA II

Fund Name:	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	386,201	426,400	426,219	468,280	427,465
31903 Delinquent Taxes - Prior Year	937	-	-	-	-
	387,138	426,400	426,219	468,280	427,465
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(1,592)	(4,060)	(4,066)	(4,461)	(4,072)
54903 TAX DISCOUNT	(13,845)	(16,399)	(15,768)	(18,010)	(16,440)
	(15,437)	(20,459)	(19,834)	(22,471)	(20,512)
Other					
36110 INTEREST EARNINGS	1,122	-	1,775	-	-
36132 INTEREST EARNINGS-TAXES	304	-	161	-	-
	1,426	-	1,936	-	-
TOTAL REVENUES	373,127	405,941	408,321	445,809	406,953
EXPENSES					
Personnel Services					
59117 Personnel Services	92,844	104,010	78,468	115,690	119,161
	92,844	104,010	78,468	115,690	119,161
Contractual Services					
53101 ENGINEERING FEES	-	1,000	-	1,000	1,000
53109 LEGAL SERVICES	-	1,000	224	1,000	1,000
53115 FINANCIAL CONS./ADVISOR	107	125	146	150	150
53201 AUDITORS SERVICES	3,158	2,732	2,732	2,940	2,940
53403 CHEMICAL WEED CONTROL	14,629	15,459	15,459	9,443	9,443
53407 TRASH DISPOSAL	-	250	-	250	250
53409 LANDSCAPE MAINTENANCE	3,015	3,105	3,105	3,199	3,199
53413 PRESERVE/EXOTIC MAINT	69,630	80,112	80,112	115,950	115,950
53414 UPLAND MAINTENANCE	23,761	32,505	32,505	25,605	25,605
53415 PARK MAINTENANCE	9,140	20,000	5,562	-	-
57301 TRUSTEE FEES	500	500	525	500	500
59126 Insurance	2,451	2,495	2,600	2,888	3,061
	126,391	159,283	142,970	162,925	163,098
Utilities					
54301 ELECTRICITY	30,513	34,200	20,966	35,189	35,189
	30,513	34,200	20,966	35,189	35,189
Repairs & Maintenance					
54601 REPAIR & MAINT-AERATORS	12,783	22,000	17,036	24,740	24,740
54606 REPAIR & MAINT-BLDG	-	5,000	-	5,000	5,000
54608 REPAIR & MAINT - GENERAL	-	5,000	550	5,000	5,000
54610 REPAIR & MAINT-TELEMETRY	257	3,000	249	3,000	3,000
54611 REPAIR & MAINT-ROADS	23,372	15,000	-	15,000	15,000
54613 REPAIR & MAINT-CULVERTS	-	-	-	-	20,000

UNIT 9B

ABACOA II

UNIT 9B - ABACOA II

Fund Name:	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
UNIT 9B - MAINTENANCE FUND					
54620 R & M - Preserve Structures	-	-	-	30,000	5,000
	36,412	50,000	17,835	82,740	77,740
Capital Outlay					
56401 MACHINERY & EQUIPMENT	32,324	37,000	35,137	37,000	-
	32,324	37,000	35,137	37,000	-
Other					
59110 ADMINISTRAT TRANSFER OUT	4,961	7,302	4,719	7,504	7,504
59111 OPERATIONS TRANSFER OUT	2,816	4,146	2,679	4,261	4,261
99999 Add'l cash required/(available) for budget	46,863	10,000	-	500	-
	54,640	21,448	7,398	12,265	11,765
TOTAL EXPENSES	373,124	405,941	302,774	445,809	406,953
Fund Name:	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
UNIT 9B - DEBT FUND					
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	1,397,398	1,350,529	1,349,908	1,380,156	1,407,565
31903 Delinquent Taxes - Prior Year	4,209	-	-	-	-
	1,401,607	1,350,529	1,349,908	1,380,156	1,407,565
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(5,760)	(12,856)	(12,878)	(13,144)	(13,405)
54903 TAX DISCOUNT	(50,101)	(51,941)	(49,938)	(53,081)	(54,135)
	(55,861)	(64,797)	(62,816)	(66,225)	(67,540)
Other					
36110 INTEREST EARNINGS	2,403	-	5,179	-	-
36132 INTEREST EARNINGS-TAXES	1,223	-	511	-	-
	3,626	-	5,690	-	-
TOTAL REVENUES	1,349,372	1,285,732	1,292,782	1,313,931	1,340,025
EXPENSES					
Debt Service					
57101 DEBT SERVICE-PRINCIPAL	825,000	845,000	845,000	865,000	885,000
57201 DEBT SERVICE-INTEREST	514,375	497,875	497,875	480,975	455,025
	1,339,375	1,342,875	1,342,875	1,345,975	1,340,025
Other					
99999 Add'l cash required/(available) for budget	9,997	(57,143)	-	(32,044)	-
	9,997	(57,143)	-	(32,044)	-
TOTAL EXPENSES	1,349,372	1,285,732	1,342,875	1,313,931	1,340,025

UNIT 9B - ABACOA II

	<u>Tax per Assessable Unit</u>				<u>Number of Assessable Units</u>	
	<u>FYE</u>	<u>FYE</u>	<u>Incr/(Decr)</u>		<u>FYE</u>	<u>FYE</u>
	<u>9/30/18</u>	<u>9/30/17</u>	<u>\$</u>	<u>%</u>	<u>9/30/18</u>	<u>9/30/17</u>
COMMERCIAL/AC - Maint	\$1,010.75	\$920.36				
COMMERCIAL/AC - Debt	\$2,978.98	\$2,915.04				
Total	\$3,989.73	\$3,835.40	\$154.33	4%	218	218
GOLF COURSE/AC - Maint	\$46.10	\$41.98				
GOLF COURSE/AC - Debt	\$135.86	\$132.95				
Total	\$181.96	\$174.93	\$7.03	4%	169	169
RESIDENTIAL/AC - Maint	\$254.59	\$231.82				
RESIDENTIAL/AC - Debt	\$750.35	\$734.24				
Total	\$1,004.94	\$966.06	\$38.88	4%	943	943

Budget Highlights:

- > Landscaping maintenance (a/c #53409) contract was awarded in Spring 2014 for FYE 9/30/15, with option to renew annually four additional years.
- > The contract for aquatic weed control, greenway and preserve maintenance (a/c #53403 and 53414) can be renewed annually for services through fiscal year ending 9/30/22.
- > Sign and fence repair and replacement in greenways.
- > 2015 Bond refunding resulted in cash flow savings approximating \$460,000 each year through the final maturity of the bonds.
- > 2 new aerators.

Budget Notes:

- Most activity related to permits and plats is maintained in a separate fund not included in this budget presentation since most permit and plat activity is not funded by assessments.
- Because this unit overlaps Units 9 and 9A, the budget and tax rates of Unit 9 and 9A are also applicable.
- The unit of measurement that is used to determine the assessment is based upon a factor which is the sum of the actual acreage of the lot plus the prorated share of tax exempt real property created by the same plat of record which created the real property. Examples of tax exempt real property are roads, common areas and recreation facilities. The assessment is determined by multiplying the factor by the assessment per whole acre.
- Charges for personnel services, insurance, and administrative and operations transfers are based upon allocations using timesheet postings, value of structures, number of debt issues, total direct expenditures, unit history, and number of taxable units.

Improvements Maintained:

Northern maintains the following Improvements in Unit No. 9B, Abacoa II: 4 Operable Structures; 4 Operable Gates; Greenway Trails; Preserves and Uplands; Lakes and Marshes; Fencing; 5 Telemetry Stations; 5 Meritapes; Culverts; 4 Landscape Sites; 12 Aerators; 1 Rain Gauge; Sidewalks.

Debt Outstanding as of 9/30/17:

Description	Interest Rates	Outstanding	Final Maturity
Water Cntrl and Impr Refunding Bonds - Series 2015	2.0%-5.0%	\$12,790,000	8/1/2029

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

Year Ending September 30,	Principal	Interest	Total
2018	\$865,000	\$480,975	\$1,345,975
2019	\$885,000	\$455,025	\$1,340,025
2020	\$910,000	\$428,475	\$1,338,475

UNIT 9B - ABACOA II

2021	\$950,000	\$401,175	\$1,351,175
THEREAFTER	\$9,180,000	\$1,527,200	\$10,707,200
Total	<u>\$12,790,000</u>	<u>\$3,292,850</u>	<u>\$16,082,850</u>

UNIT 11 - PGA NATIONAL

Fund Name:	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	2,126,763	2,130,853	2,130,107	2,331,946	2,408,430
31903 Delinquent Taxes - Prior Year	2,978	-	-	-	-
	2,129,741	2,130,853	2,130,107	2,331,946	2,408,430
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(8,738)	(20,281)	(20,251)	(22,186)	(22,914)
54903 TAX DISCOUNT	(76,220)	(81,953)	(76,469)	(89,687)	(92,629)
	(84,958)	(102,234)	(96,720)	(111,873)	(115,543)
Other					
32900 PERMIT FEES	3,750	-	500	-	-
36110 INTEREST EARNINGS	4,909	-	7,591	-	-
36132 INTEREST EARNINGS-TAXES	1,651	-	1,426	-	-
	10,310	-	9,517	-	-
TOTAL REVENUES	2,055,093	2,028,619	2,042,904	2,220,073	2,292,887
EXPENSES					
Personnel Services					
59117 Personnel Services	297,438	327,508	254,145	365,612	376,581
	297,438	327,508	254,145	365,612	376,581
Contractual Services					
53101 ENGINEERING FEES	27,362	20,000	18,347	29,500	29,500
53109 LEGAL SERVICES	7,032	2,000	3,119	2,000	2,000
53114 WATER QUALITY	9,656	9,656	9,656	9,946	9,946
53201 AUDITORS SERVICES	12,151	11,068	11,068	11,069	11,069
53402 MARSH MAINT-LITTORAL ZONE	239,949	252,579	252,579	349,750	349,750
53403 CHEMICAL WEED CONTROL	127,788	128,788	128,788	221,070	221,070
53405 MOWING SERVICES	32,031	33,001	32,831	33,991	33,991
53407 TRASH DISPOSAL	-	250	-	250	250
53409 LANDSCAPE MAINTENANCE	8,230	8,477	8,477	8,731	8,731
53413 PRESERVE/EXOTIC MAINT	51,681	48,000	46,174	53,000	53,000
59126 Insurance	30,023	30,072	31,342	35,336	37,456
	545,903	543,891	542,381	754,643	756,763
Utilities					
54301 ELECTRICITY	176,395	188,600	76,829	188,820	188,820
54302 WATER/SEWER	243	240	242	272	272
	176,638	188,840	77,071	189,092	189,092
Supplies & Materials					
54908 GOV'MNTL REGISTRATION FEE	85	135	135	85	85
55201 FUEL-PUMP STATIONS	525	5,000	3,106	5,000	5,000
55207 FERTILIZER	10,000	10,300	10,300	10,609	10,609
	10,610	15,435	13,541	15,694	15,694

UNIT 11 - PGA NATIONAL

Fund Name:	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
UNIT 11 - MAINTENANCE FUND					
Repairs & Maintenance					
54601 REPAIR & MAINT-AERATORS	142,308	177,000	99,154	144,330	144,330
54602 REPAIR & MAINT-PUMP STATN	11,740	15,995	9,513	16,995	50,000
54604 REPAIR & MAINT-CANAL/LAKE	16,632	50,000	1,450	10,000	10,000
54606 REPAIR & MAINT-BLDG	55	5,300	-	10,300	10,300
54608 REPAIR & MAINT - GENERAL	3,967	5,000	-	5,000	5,000
54610 REPAIR & MAINT-TELEMTRY	1,540	7,000	225	5,000	5,000
54611 REPAIR & MAINT-ROADS	175,750	30,000	59,831	75,000	42,000
54613 REPAIR & MAINT-CULVERTS	2,800	50,000	70,122	4,000	4,000
54614 REPAIR & MAINT - GATE	-	500	-	500	500
54617 Repairs & Maint - Catch Basins	-	40,000	-	40,000	50,000
54618 R&M-AERATOR REFURBISHMENTS	-	-	-	31,250	31,250
54619 R&M-GENERATORS	-	-	-	12,360	12,360
	354,792	380,795	240,295	354,735	364,740
Capital Outlay					
56302 ROADS/BRIDGES	-	-	92,320	223,250	223,250
56304 GIS	7,042	6,769	6,595	7,770	7,770
56401 MACHINERY & EQUIPMENT	36,500	74,000	51,223	55,500	37,000
	43,542	80,769	150,138	286,520	268,020
Debt Service					
57101 DEBT SERVICE-PRINCIPAL	146,998	150,717	150,717	154,530	158,439
57201 DEBT SERVICE-INTEREST	46,498	42,779	42,779	38,966	35,056
	193,496	193,496	193,496	193,496	193,495
Other					
59110 ADMINISTRAT TRANSFER OUT	56,141	82,636	53,406	84,927	84,927
59111 OPERATIONS TRANSFER OUT	28,807	42,401	27,403	43,576	43,576
99999 Add'l cash required/(available) for budget	347,726	172,848	-	(68,222)	-
	432,674	297,885	80,809	60,281	128,503
TOTAL EXPENSES	2,055,093	2,028,619	1,551,876	2,220,073	2,292,888

	Tax per Assessable Unit				Number of Assessable Units	
	FYE 9/30/18	FYE 9/30/17	Incr/(Decr)		FYE 9/30/18	FYE 9/30/17
			\$	%		
ALL NON EXEMPT PARCELS - Maint	\$408.54	\$373.31	\$35.23	9%	5,708	5,708

Budget Highlights:

- > Landscaping maintenance (a/c #53409) contract was awarded in Spring 2014 for FYE 9/30/15, with option to renew annually four additional years.
- > Mowing contract awarded in March 2013 for FYE 9/30/14, with option to renew annually four additional years.
- > The contract for weed control (a/c #53403) and marsh maintenance (a/c #53402) is in the process of being rebid. The price of this contract is expected to increase significantly due to increased algae control requirements.
- > 3 new aerators.
- > Included in the budget for culverts is \$50,000 to slip line culvert under Dunbar.
- > \$223,250 for sidewalk and curb replacement.

Budget Notes:

UNIT 11 - PGA NATIONAL

- Most activity related to permits and plats is maintained in a separate fund not included in this budget presentation since most permit and plat activity is not funded by assessments.
- The unit of measurement that is applied against each assessable parcel of land to determine the assessment is based upon "computed acres". Each tract or parcel of land less than one acre is assessed as one computed acre and each tract or parcel of land containing more than one acre, including fractional portions, is assessed at the nearest whole number of acres, with a fraction of one half or more to be assessed as a full acre. As such, the District is required to assess any property that is less than an acre as one taxable unit – hence the use of the phrase "computed acre". Each residential unit has the same assessment whether it's a condo, town home, or single-family residence, unless the residential unit equals or exceeds 1.5 acres.
- Charges for personnel services, insurance, and administrative and operations transfers are based upon allocations using timesheet postings, value of structures, number of debt issues, total direct expenditures, unit history, and number of taxable units.

Improvements Maintained:

Northern maintains the following Improvements in Unit No. 11, PGA National: 3 Pump Stations with 7 Pumps; 2 Mechanical Gates; 2 Fixed Structures; 1 Operable Structure; 1 Operable Gate; 80 Aerators; Preserves; Lakes and Marshes; Major Roadways; Sidewalks; 6 Telemetry Stations; 5 Metritapes; Culverts; 7 Landscape Sites; 2 Permanent Backup Generators; 3 Fuel Tanks; 4 Guardhouses; 1 Dock; 1 Rain Gauge; 2 Golf Cart Underpasses.

Debt Outstanding as of 9/30/17:

Description	Interest Rates	Outstanding	Final Maturity
60.94% of Units 11/14 2011 Pump Stn Renewal Note	2.53%	\$1,540,149	8/1/2026

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

Year Ending September 30,	Principal	Interest	Total
2018	\$154,530	\$38,966	\$193,496
2019	\$158,439	\$35,056	\$193,495
2020	\$162,448	\$31,048	\$193,496
2021	\$166,557	\$26,938	\$193,495
THEREAFTER	\$898,175	\$69,307	\$967,482
Total	\$1,540,149	\$201,315	\$1,741,464

UNIT 12 - HIGHLAND PINES

Fund Name:	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	49,629	50,795	50,769	52,534	53,726
31903 Delinquent Taxes - Prior Year	395	-	-	-	-
	50,024	50,795	50,769	52,534	53,726
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(204)	(490)	(483)	(492)	(503)
54903 TAX DISCOUNT	(1,805)	(1,954)	(1,847)	(2,020)	(2,066)
	(2,009)	(2,444)	(2,330)	(2,512)	(2,569)
Other					
32901 PLAT FEES	250	-	-	-	-
36110 INTEREST EARNINGS	256	-	375	-	-
36132 INTEREST EARNINGS-TAXES	58	-	33	-	-
	564	-	408	-	-
TOTAL REVENUES	48,579	48,351	48,847	50,022	51,157
EXPENSES					
Personnel Services					
59117 Personnel Services	10,133	10,871	7,252	10,946	11,274
	10,133	10,871	7,252	10,946	11,274
Contractual Services					
53201 AUDITORS SERVICES	368	357	357	369	369
53403 CHEMICAL WEED CONTROL	162	167	162	167	167
53405 MOWING SERVICES	2,099	2,163	2,141	2,228	2,228
53407 TRASH DISPOSAL	-	250	-	250	250
53409 LANDSCAPE MAINTENANCE	720	742	742	764	764
59126 Insurance	2,515	2,529	2,636	2,955	3,132
	5,864	6,208	6,038	6,733	6,910
Repairs & Maintenance					
54604 REPAIR & MAINT-CANAL/LAKE	800	1,000	-	1,000	1,000
54608 REPAIR & MAINT - GENERAL	800	500	-	500	500
54610 REPAIR & MAINT-TELEMETRY	-	2,000	-	2,000	2,000
	1,600	3,500	-	3,500	3,500
Capital Outlay					
56304 GIS	2,451	2,372	2,311	2,721	2,721
	2,451	2,372	2,311	2,721	2,721
Other					
59110 ADMINISTRAT TRANSFER OUT	15,851	21,032	13,593	21,615	21,615
59111 OPERATIONS TRANSFER OUT	3,804	4,998	3,230	5,137	5,137
99999 Add'l cash required/(available) for budget	8,877	(630)	-	(630)	-
	28,532	25,400	16,823	26,122	26,752

UNIT 12 - HIGHLAND PINES

Fund Name:	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
UNIT 12 - MAINTENANCE FUND					
TOTAL EXPENSES	48,580	48,351	32,424	50,022	51,157

	<u>Tax per Assessable Unit</u>				<u>Number of Assessable Units</u>	
	<u>FYE</u>	<u>FYE</u>	<u>Incr/(Decr)</u>		<u>FYE</u>	<u>FYE</u>
	<u>9/30/18</u>	<u>9/30/17</u>	<u>\$</u>	<u>%</u>	<u>9/30/18</u>	<u>9/30/17</u>
ALL NON EXEMPT PARCELS - Maint	\$26.28	\$25.41	\$0.87	3%	1,999	1,999

Budget Highlights:

- > Landscaping maintenance (a/c #53409) contract was awarded in Spring 2014 for FYE 9/30/15, with option to renew annually four additional years.
- > Mowing contract awarded in March 2013 for FYE 9/30/14, with option to renew annually four additional years.

Budget Notes:

- Most activity related to permits and plats is maintained in a separate fund not included in this budget presentation since most permit and plat activity is not funded by assessments.
- Part of this unit is overlapped by Unit 12A.
- The unit of measurement that is applied against each assessable parcel of land to determine the assessment is based upon "computed acres". Each tract or parcel of land less than one acre is assessed as one computed acre and each tract or parcel of land containing more than one acre, including fractional portions, is assessed at the nearest whole number of acres, with a fraction of one half or more to be assessed as a full acre. As such, the District is required to assess any property that is less than an acre as one taxable unit – hence the use of the phrase "computed acre". Each residential unit has the same assessment whether it's a condo, town home, or single-family residence, unless the residential unit equals or exceeds 1.5 acres.
- Charges for personnel services, insurance, and administrative and operations transfers are based upon allocations using timesheet postings, value of structures, number of debt issues, total direct expenditures, unit history, and number of taxable units.

Improvements Maintained:

Northern maintains the following Improvements in Unit No. 12, Highland Pines: 2 Operable Structures; 4 Operable Gates; Canal Rights-of-Way; 2 Telemetry Stations; 2 Metritapes; 2 Landscaping Sites; 1 Rain Gauge.

UNIT 12A - GARDENS HUNT CLUB

Fund Name:	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	19,439	19,905	19,905	19,928	20,131
	19,439	19,905	19,905	19,928	20,131
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(81)	(189)	(191)	(191)	(193)
54903 TAX DISCOUNT	(732)	(766)	(761)	(766)	(774)
	(813)	(955)	(952)	(957)	(967)
Other					
36110 INTEREST EARNINGS	147	-	218	-	-
36132 INTEREST EARNINGS-TAXES	5	-	-	-	-
	152	-	218	-	-
TOTAL REVENUES	18,778	18,950	19,171	18,971	19,164
EXPENSES					
Personnel Services					
59117 Personnel Services	6,001	6,278	3,867	6,300	6,489
	6,001	6,278	3,867	6,300	6,489
Contractual Services					
53201 AUDITORS SERVICES	148	145	145	152	152
53403 CHEMICAL WEED CONTROL	901	928	928	947	947
59126 Insurance	39	44	46	54	58
	1,088	1,117	1,119	1,153	1,157
Utilities					
54301 ELECTRICITY	1,032	1,200	753	1,223	1,223
	1,032	1,200	753	1,223	1,223
Repairs & Maintenance					
54601 REPAIR & MAINT-AERATORS	995	5,000	455	3,210	3,210
54604 REPAIR & MAINT-CANAL/LAKE	-	500	500	400	400
54608 REPAIR & MAINT - GENERAL	350	500	-	1,000	1,000
54613 REPAIR & MAINT-CULVERTS	-	2,500	-	2,500	2,500
	1,345	8,500	955	7,110	7,110
Other					
59110 ADMINISTRAT TRANSFER OUT	2,119	2,770	1,790	2,847	2,847
59111 OPERATIONS TRANSFER OUT	279	329	213	338	338
99999 Add'l cash required/(available) for budget	6,913	(1,244)	-	-	-
	9,311	1,855	2,003	3,185	3,185
TOTAL EXPENSES	18,777	18,950	8,697	18,971	19,164

UNIT 12A - GARDENS HUNT CLUB

	<u>Tax per Assessable Unit</u>				<u>Number of Assessable Units</u>	
	<u>FYE</u>	<u>FYE</u>	<u>Incr/(Decr)</u>		<u>FYE</u>	<u>FYE</u>
	<u>9/30/18</u>	<u>9/30/17</u>	<u>\$</u>	<u>%</u>	<u>9/30/18</u>	<u>9/30/17</u>
ALL NON EXEMPT PARCELS - Maint	\$156.91	\$156.73	\$0.18	0%	127	127

Budget Notes:

- Most activity related to permits and plats is maintained in a separate fund not included in this budget presentation since most permit and plat activity is not funded by assessments.
- Because this unit overlaps Unit 12, the Unit 12 budget and tax rates are also applicable.
- The unit of measurement that is applied against each assessable parcel of land to determine the assessment is based upon "computed acres". Each tract or parcel of land less than one acre is assessed as one computed acre and each tract or parcel of land containing more than one acre, including fractional portions, is assessed at the nearest whole number of acres, with a fraction of one half or more to be assessed as a full acre. As such, the District is required to assess any property that is less than an acre as one taxable unit – hence the use of the phrase "computed acre". Each residential unit has the same assessment whether it's a condo, town home, or single-family residence, unless the residential unit equals or exceeds 1.5 acres.
- Charges for personnel services, insurance, and administrative and operations transfers are based upon allocations using timesheet postings, value of structures, number of debt issues, total direct expenditures, unit history, and number of taxable units.

Improvements Maintained:

Northern maintains the following Improvements in Unit No. 12A, Gardens Hunt Club: 1 Fixed Structure; 1 Aerator; Lake; Culverts.

UNIT 14 - EASTPOINTE

Fund Name: UNIT 14 - MAINTENANCE FUND	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	634,617	649,646	649,646	692,028	604,993
	634,617	649,646	649,646	692,028	604,993
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(2,603)	(6,183)	(6,140)	(6,588)	(5,759)
54903 TAX DISCOUNT	(22,572)	(24,985)	(23,269)	(26,615)	(23,268)
	(25,175)	(31,168)	(29,409)	(33,203)	(29,027)
Other					
32900 PERMIT FEES	500	-	-	-	-
36110 INTEREST EARNINGS	1,178	-	1,620	-	-
36132 INTEREST EARNINGS-TAXES	551	-	568	-	-
	2,229	-	2,188	-	-
TOTAL REVENUES	611,671	618,478	622,425	658,825	575,966
EXPENSES					
Personnel Services					
59117 Personnel Services	89,759	101,097	75,334	114,052	117,474
	89,759	101,097	75,334	114,052	117,474
Contractual Services					
53101 ENGINEERING FEES	-	5,000	111	3,000	3,000
53109 LEGAL SERVICES	-	1,000	-	500	500
53114 WATER QUALITY	2,518	2,518	2,518	2,594	2,594
53201 AUDITORS SERVICES	3,452	3,354	3,354	3,788	3,788
53403 CHEMICAL WEED CONTROL	30,650	31,569	31,569	32,201	32,201
53405 MOWING SERVICES	4,800	4,944	4,944	5,092	5,092
53407 TRASH DISPOSAL	150	250	-	250	250
53409 LANDSCAPE MAINTENANCE	2,230	2,297	2,297	2,366	2,366
59126 Insurance	10,235	10,490	10,933	11,982	12,701
	54,035	61,422	55,726	61,773	62,492
Utilities					
54301 ELECTRICITY	88,868	114,400	82,695	121,328	121,328
	88,868	114,400	82,695	121,328	121,328
Supplies & Materials					
54201 POSTAGE	12	-	-	-	-
54908 GOV'MNTL REGISTRATION FEE	85	85	85	85	85
55201 FUEL-PUMP STATIONS	485	1,000	-	1,000	1,000
	582	1,085	85	1,085	1,085
Repairs & Maintenance					
54601 REPAIR & MAINT-AERATORS	73,608	118,000	89,252	115,640	115,640
54602 REPAIR & MAINT-PUMP STATN	1,945	5,332	378	7,332	7,332
54604 REPAIR & MAINT-CANAL/LAKE	17,000	40,000	37,882	20,000	10,000

UNIT 14

EASTPOINTE

UNIT 14 - EASTPOINTE

Fund Name:	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
UNIT 14 - MAINTENANCE FUND					
54606 REPAIR & MAINT-BLDG	29	2,160	-	2,160	2,160
54608 REPAIR & MAINT - GENERAL	3,387	4,000	2,885	4,000	4,000
54610 REPAIR & MAINT-TELEMETRY	-	6,000	2,304	3,000	3,000
54619 R&M-GENERATORS	-	-	-	3,670	3,670
	95,969	175,492	132,701	155,802	145,802
Capital Outlay					
56301 IMPRVMENTS OTHER THAN BLDG	-	-	-	53,000	-
56304 GIS	1,405	1,352	1,317	1,552	1,552
56401 MACHINERY & EQUIPMENT	119,094	148,000	144,800	74,000	-
	120,499	149,352	146,117	128,552	1,552
Debt Service					
57101 DEBT SERVICE-PRINCIPAL	78,941	80,938	80,938	82,986	85,085
57201 DEBT SERVICE-INTEREST	24,970	22,973	22,973	20,925	18,826
	103,911	103,911	103,911	103,911	103,911
Other					
59110 ADMINISTRAT TRANSFER OUT	7,717	11,359	7,341	11,674	11,674
59111 OPERATIONS TRANSFER OUT	7,039	10,360	6,695	10,648	10,648
99999 Add'l cash required/(available) for budget	43,291	(110,000)	-	(50,000)	-
	58,047	(88,281)	14,036	(27,678)	22,322
TOTAL EXPENSES	611,670	618,478	610,605	658,825	575,966

	<u>Tax per Assessable Unit</u>				<u>Number of Assessable Units</u>	
	<u>FYE</u>	<u>FYE</u>	<u>Incr/(Decr)</u>		<u>FYE</u>	<u>FYE</u>
	<u>9/30/18</u>	<u>9/30/17</u>	<u>\$</u>	<u>%</u>	<u>9/30/18</u>	<u>9/30/17</u>
A - Maint	\$613.25	\$576.21	\$37.04	6%	416	416
B - Maint	\$613.25	\$576.21	\$37.04	6%	697	696
C - Maint	\$338.60	\$317.86	\$20.74	7%	28	28

Budget Highlights:

- > Landscaping maintenance (a/c #53409) contract was awarded in Spring 2014 for FYE 9/30/15, with option to renew annually four additional years.
- > Mowing contract awarded in March 2013 for FYE 9/30/14, with option to renew annually four additional years.
- > 4 new aerators.
- > \$53,000 to replace the convault fuel tank.

Budget Notes:

- Most activity related to permits and plats is maintained in a separate fund not included in this budget presentation since most permit and plat activity is not funded by assessments.
- The unit of measurement that is applied against each assessable parcel of land to determine the assessment is based upon "computed acres". Each tract or parcel of land less than one acre is assessed as one computed acre and each tract or parcel of land containing more than one acre, including fractional portions, is assessed at the nearest whole number of acres, with a fraction of one half or more to be assessed as a full acre. As such, the District is required to assess any property that is less than an acre as one taxable unit – hence the use of the phrase "computed acre". Each residential unit has the same assessment whether it's a condo, town home, or single-family residence, unless the residential unit equals or exceeds 1.5 acres.
- Charges for personnel services, insurance, and administrative and operations transfers are based upon allocations using timesheet postings, value of structures, number of debt issues, total direct expenditures, unit history, and number of taxable units.

Improvements Maintained:

UNIT 14 - EASTPOINTE

Northern maintains the following Improvements in Unit No. 14, Eastpointe: 1 Pump Station with 3 Pumps; 2 Recharge Wells; 59 Aerators; 3 Telemetry Stations; 3 Metritapes; Lakes; Culverts; Canal Right-of-Way; 2 Landscape Sites; 1 Dock; 1 Fuel Tank.

Debt Outstanding as of 9/30/17:

Description	Interest Rates	Outstanding	Final Maturity
32.73% of Units 11/14 2011 Pump Stn Renewal Note	2.53%	\$827,094	8/1/2026

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

Year Ending September 30,	Principal	Interest	Total
2018	\$82,986	\$20,925	\$103,911
2019	\$85,085	\$18,826	\$103,911
2020	\$87,238	\$16,673	\$103,911
2021	\$89,445	\$14,466	\$103,911
THEREAFTER	\$482,340	\$37,219	\$519,559
Total	\$827,094	\$108,109	\$935,203

UNIT 15 - VILLAGES OF PALM BEACH LAKES

Fund Name: UNIT 15 - MAINTENANCE FUND	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	408,207	470,953	470,417	532,016	472,678
31901 AGREEMENT ASSESSMENTS	21,667	24,954	24,954	28,189	25,045
31903 Delinquent Taxes - Prior Year	975	-	178	-	-
	430,849	495,907	495,549	560,205	497,723
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(1,668)	(4,503)	(4,466)	(5,045)	(4,482)
54903 TAX DISCOUNT	(13,992)	(18,113)	(16,212)	(20,461)	(18,179)
54904 UNIQUE ASSMTS DISCOUNT	(96)	(1,197)	-	(1,353)	(1,202)
	(15,756)	(23,813)	(20,678)	(26,859)	(23,863)
Other					
32900 PERMIT FEES	500	-	500	-	-
36110 INTEREST EARNINGS	796	-	1,272	-	-
36132 INTEREST EARNINGS-TAXES	549	-	414	-	-
	1,845	-	2,186	-	-
TOTAL REVENUES	416,938	472,094	477,057	533,346	473,860
EXPENSES					
Personnel Services					
59117 Personnel Services	64,119	64,373	48,870	69,030	71,101
	64,119	64,373	48,870	69,030	71,101
Contractual Services					
53101 ENGINEERING FEES	-	500	300	500	500
53109 LEGAL SERVICES	466	500	-	500	500
53201 AUDITORS SERVICES	3,166	3,005	3,005	3,224	3,224
53403 CHEMICAL WEED CONTROL	58,869	60,635	60,635	61,848	61,848
53405 MOWING SERVICES	9,600	9,888	9,888	10,185	10,185
53407 TRASH DISPOSAL	-	500	-	500	500
53409 LANDSCAPE MAINTENANCE	1,740	1,792	1,792	1,846	1,846
59126 Insurance	6,051	6,127	6,386	7,382	7,825
	79,892	82,947	82,006	85,985	86,428
Utilities					
54301 ELECTRICITY	92,395	106,800	73,247	109,100	109,100
	92,395	106,800	73,247	109,100	109,100
Supplies & Materials					
54201 POSTAGE	12	-	-	-	-
	12	-	-	-	-
Repairs & Maintenance					
54601 REPAIR & MAINT-AERATORS	57,824	98,000	62,054	98,810	98,810
54604 REPAIR & MAINT-CANAL/LAKE	9,525	10,000	982	10,000	10,000
54608 REPAIR & MAINT - GENERAL	900	5,000	3,801	13,000	5,000

UNIT 15

VILLAGES OF PALM BEACH LAKES

UNIT 15 - VILLAGES OF PALM BEACH LAKES

Fund Name:	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
UNIT 15 - MAINTENANCE FUND					
54610 REPAIR & MAINT-TELEMETRY	74	2,000	-	2,000	2,000
54613 REPAIR & MAINT-CULVERTS	36,022	5,000	-	12,500	12,500
54614 REPAIR & MAINT - GATE	-	500	-	500	500
54618 R&M-AERATOR REFURBISHMENTS	-	-	-	12,500	12,500
	104,345	120,500	66,837	149,310	141,310
Capital Outlay					
56304 GIS	5,984	5,753	5,605	6,600	6,600
56401 MACHINERY & EQUIPMENT	26,779	74,000	73,998	74,000	-
	32,763	79,753	79,603	80,600	6,600
Other					
59110 ADMINISTRAT TRANSFER OUT	37,964	49,530	32,010	50,903	50,903
59111 OPERATIONS TRANSFER OUT	6,257	8,191	5,294	8,418	8,418
99999 Add'l cash required/(available) for budget	(810)	(40,000)	-	(20,000)	-
	43,411	17,721	37,304	39,321	59,321
TOTAL EXPENSES	416,937	472,094	387,867	533,346	473,860

	<u>Tax per Assessable Unit</u>				<u>Number of Assessable Units</u>	
	<u>FYE 9/30/18</u>	<u>FYE 9/30/17</u>	<u>Incr/(Decr)</u>		<u>FYE 9/30/18</u>	<u>FYE 9/30/17</u>
			\$	%		
ALL NON EXEMPT PARCELS - Maint	\$115.53	\$102.27				
Total	\$115.53	\$102.27	\$13.26	13%	4,849	4,849

Budget Highlights:

- > Landscaping maintenance (a/c #53409) contract was awarded in Spring 2014 for FYE 9/30/15, with option to renew annually four additional years.
- > Mowing contract awarded in March 2013 for FYE 9/30/14, with option to renew annually four additional years.
- > 4 new aerators.

Budget Notes:

- Most activity related to permits and plats is maintained in a separate fund not included in this budget presentation since most permit and plat activity is not funded by assessments.
- The unit of measurement that is applied against each assessable parcel of land to determine the assessment is based upon "computed acres". Each tract or parcel of land less than one acre is assessed as one computed acre and each tract or parcel of land containing more than one acre, including fractional portions, is assessed at the nearest whole number of acres, with a fraction of one half or more to be assessed as a full acre. As such, the District is required to assess any property that is less than an acre as one taxable unit – hence the use of the phrase "computed acre". Each residential unit has the same assessment whether it's a condo, town home, or single-family residence, unless the residential unit equals or exceeds 1.5 acres.
- Of the total assessable units, 244 taxable units relate to special agreements with the District, and are not assessed as part of real property tax bills from the Palm Beach County Tax Collector. Of these taxable units, 190 taxable units belong to the Village Place Apartments, 27 taxable units belong to the Sterling, 17 taxable units to Morse, and 10 assessable units to Children's Place. Special agreement assessments are invoiced directly by the District.
- Charges for personnel services, insurance, and administrative and operations transfers are based upon allocations using timesheet postings, value of structures, number of debt issues, total direct expenditures, unit history, and number of taxable units.

Improvements Maintained:

Northern maintains the following Improvements in Unit No. 15, Villages of Palm Beach Lakes: 3 Operable Structures; 3 Operable Gates; 3 Fixed Structures; 52 Aerators; Lakes; Canal Rights-of-Way; 3 Telemetry Stations, 3 Metritapes; 4 Landscaping Sites; 1 Dock.

UNIT 15 - VILLAGES OF PALM BEACH LAKES

UNIT 16 - PALM BEACH PARK OF COMMERCE

Fund Name:	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	731,633	755,153	755,153	749,125	603,636
31901 AGREEMENT ASSESSMENTS	4,420	-	4,569	-	-
31903 Delinquent Taxes - Prior Year	-	-	825	-	-
	736,053	755,153	760,547	749,125	603,636
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(3,031)	(7,191)	(7,258)	(7,137)	(5,751)
54903 TAX DISCOUNT	(27,189)	(29,043)	(25,307)	(28,811)	(23,216)
54904 UNIQUE ASSMTS DISCOUNT	(177)	-	(325)	-	-
	(30,397)	(36,234)	(32,890)	(35,948)	(28,967)
Other					
32900 PERMIT FEES	4,000	-	2,750	-	-
36110 INTEREST EARNINGS	2,359	-	3,353	-	-
36132 INTEREST EARNINGS-TAXES	247	-	442	-	-
36600 CONTRIBUTIONS-LANDOWNERS	2,180	-	2,300	-	-
	8,786	-	8,845	-	-
TOTAL REVENUES	714,442	718,919	736,502	713,177	574,669
EXPENSES					
Personnel Services					
59117 Personnel Services	81,622	92,242	68,236	96,052	98,933
	81,622	92,242	68,236	96,052	98,933
Contractual Services					
53101 ENGINEERING FEES	6,252	20,000	10,306	5,000	5,000
53108 ENVIRONMENTAL LIASON	10,188	16,000	16,000	16,000	16,000
53109 LEGAL SERVICES	23,378	10,000	19,686	5,000	5,000
53114 WATER QUALITY	3,337	3,337	3,337	3,437	3,437
53115 FINANCIAL CONS./ADVISOR	107	125	146	150	150
53201 AUDITORS SERVICES	3,624	4,063	4,063	4,107	4,107
53402 MARSH MAINT-LITTORAL ZONE	9,130	9,130	9,130	9,404	9,404
53403 CHEMICAL WEED CONTROL	8,163	8,163	8,163	8,408	8,408
53405 MOWING SERVICES	44,385	45,732	45,448	53,104	53,104
53406 SECURITY SERVICES	240,798	245,614	245,614	252,982	252,982
53407 TRASH DISPOSAL	-	500	-	500	500
53409 LANDSCAPE MAINTENANCE	7,356	7,577	7,577	7,804	7,804
53413 PRESERVE/EXOTIC MAINT	9,072	15,000	3,996	15,000	15,000
57301 TRUSTEE FEES	500	600	600	600	600
59126 Insurance	2,363	2,306	2,403	3,351	3,552
	368,653	388,147	376,469	384,847	385,048
Utilities					
54301 ELECTRICITY	5,295	5,600	4,417	5,808	5,808
	5,295	5,600	4,417	5,808	5,808

UNIT 16 - PALM BEACH PARK OF COMMERCE

Fund Name:	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
UNIT 16 - MAINTENANCE FUND					
Repairs & Maintenance					
54604 REPAIR & MAINT-CANAL/LAKE	15,450	20,000	4,500	20,000	20,000
54608 REPAIR & MAINT - GENERAL	-	1,000	-	1,000	1,000
54611 REPAIR & MAINT-ROADS	10,984	40,000	7,712	21,500	21,500
54613 REPAIR & MAINT-CULVERTS	-	10,000	-	10,000	30,000
54614 REPAIR & MAINT - GATE	500	500	-	500	500
54617 Repairs & Maint - Catch Basins	68,850	20,000	-	-	-
	95,784	91,500	12,212	53,000	73,000
Capital Outlay					
56302 ROADS/BRIDGES	119,608	450,000	328,000	200,000	-
56304 GIS	1,095	1,053	1,026	1,217	1,217
	120,703	451,053	329,026	201,217	1,217
Other					
59110 ADMINISTRAT TRANSFER OUT	4,445	6,543	4,229	6,724	6,724
59111 OPERATIONS TRANSFER OUT	2,604	3,834	2,478	3,940	3,940
99999 Add'l cash required/(available) for budget	35,338	(320,000)	-	(38,411)	-
	42,387	(309,623)	6,707	(27,747)	10,664
TOTAL EXPENSES	714,444	718,919	797,067	713,177	574,670
UNIT 16 - DEBT FUND					
REVENUES					
Assessments					
31900 ASSMNTS/CURR/REG/DEL	742,650	736,298	736,298	743,483	770,196
31903 Delinquent Taxes - Prior Year	-	-	837	-	-
	742,650	736,298	737,135	743,483	770,196
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(3,076)	(7,010)	(7,077)	(7,076)	(7,330)
54903 TAX DISCOUNT	(27,598)	(28,318)	(24,675)	(28,594)	(29,621)
	(30,674)	(35,328)	(31,752)	(35,670)	(36,951)
Other					
36110 INTEREST EARNINGS	4,491	-	3,317	-	-
36111 Net (incr) decr - fv of inves	658	-	-	-	-
36132 INTEREST EARNINGS-TAXES	251	-	429	-	-
	5,400	-	3,746	-	-
TOTAL REVENUES	717,376	700,970	709,129	707,813	733,245
EXPENSES					
Debt Service					
57101 DEBT SERVICE-PRINCIPAL	355,000	375,000	375,000	395,000	420,000
57201 DEBT SERVICE-INTEREST	370,900	352,706	352,706	333,488	313,244

UNIT 16 - PALM BEACH PARK OF COMMERCE

Fund Name: UNIT 16 - DEBT FUND	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
	725,900	727,706	727,706	728,488	733,244
Other					
99999 Add'l cash required/(available) for budget	(8,524)	(26,736)	-	(20,675)	-
	(8,524)	(26,736)	-	(20,675)	-
TOTAL EXPENSES	717,376	700,970	727,706	707,813	733,244

	<u>Tax per Assessable Unit</u>				<u>Number of Assessable Units</u>	
	<u>FYE 9/30/18</u>	<u>FYE 9/30/17</u>	<u>Incr/(Decr)</u>		<u>FYE 9/30/18</u>	<u>FYE 9/30/17</u>
			\$	%		
ALL NON EXEMPT PARCELS - Maint	\$844.56	\$844.69				
ALL NON EXEMPT PARCELS - Debt	\$838.20	\$823.60				
Total	\$1,682.76	\$1,668.29	\$14.47	1%	887	894

Budget Highlights:

- > Mowing contract awarded in March 2013 for FYE 9/30/14, with option to renew annually four additional years.
- > New contract for aquatic weed control and marsh maintenance awarded in March 2013 for FYE 9/30/14, with option to renew annually four additional years.
- > \$200,000 for Internal roadway repairs / overlay.
- > Security services provided are through a annual contractual agreement with the Palm Beach County Sheriff's Office. The 2018 budget projects a 3% rate increase with no change in the level of service provided.
- > Four (4) taxable units became exempt in 2016 due to conveyance of property to Northern as a result of new road right of way (Distribution Way).

Budget Notes:

- Most activity related to permits and plats is maintained in a separate fund not included in this budget presentation since most permit and plat activity is not funded by assessments.
- The unit of measurement that is applied against each assessable parcel of land to determine the assessment is based upon "computed acres". Each tract or parcel of land less than one acre is assessed as one computed acre and each tract or parcel of land containing more than one acre, including fractional portions, is assessed at the nearest whole number of acres, with a fraction of one half or more to be assessed as a full acre. As such, the District is required to assess any property that is less than an acre as one taxable unit – hence the use of the phrase "computed acre". Each residential unit has the same assessment whether it's a condo, town home, or single-family residence, unless the residential unit equals or exceeds 1.5 acres.
- Charges for personnel services, insurance, and administrative and operations transfers are based upon allocations using timesheet postings, value of structures, number of debt issues, total direct expenditures, unit history, and number of taxable units.

Improvements Maintained:

Northern maintains the following Improvements in Unit No. 16, Palm Beach Park of Commerce: 6 Fixed Structures; Preserves; Canal Rights-Of-Way; Roadways; Sidewalks; Culverts; 1 Bridge; 40 Street Lights; Created Wetlands.

Debt Outstanding as of 9/30/17:

Description	Interest Rates	Outstanding	Final Maturity
Refunding Bonds - Series 2012	5.125%-5.75%	\$6,040,000	8/1/2032

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

Year Ending September 30,	Principal	Interest	Total
2018	\$395,000	\$333,488	\$728,488
2019	\$420,000	\$313,244	\$733,244

UNIT 16 - PALM BEACH PARK OF COMMERCE

2020	\$440,000	\$291,719	\$731,719
2021	\$465,000	\$269,169	\$734,169
THEREAFTER	\$4,320,000	\$1,419,200	\$5,739,200
Total	<u>\$6,040,000</u>	<u>\$2,626,820</u>	<u>\$8,666,820</u>

UNIT 18 - IBIS GOLF & COUNTRY CLUB

Fund Name:	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	1,783,687	1,680,866	1,678,816	2,023,059	1,753,476
31903 Delinquent Taxes - Prior Year	1,445	-	726	-	-
	1,785,132	1,680,866	1,679,542	2,023,059	1,753,476
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(7,326)	(16,010)	(15,955)	(19,255)	(16,689)
54903 TAX DISCOUNT	(64,712)	(64,646)	(60,876)	(77,807)	(67,439)
	(72,038)	(80,656)	(76,831)	(97,062)	(84,128)
Other					
32900 PERMIT FEES	1,000	-	1,000	-	-
36000 MISCELLANEOUS REVENUE	224	-	-	-	-
36110 INTEREST EARNINGS	4,306	-	5,231	-	-
36132 INTEREST EARNINGS-TAXES	1,235	-	1,122	-	-
36600 CONTRIBUTIONS-LANDOWNERS	285	-	273	-	-
38115 FUND EQUITY TRANSFER IN	50,353	-	-	-	-
	57,403	-	7,626	-	-
TOTAL REVENUES	1,770,497	1,600,210	1,610,337	1,925,997	1,669,348
EXPENSES					
Personnel Services					
59117 Personnel Services	168,608	190,097	170,012	239,066	246,238
	168,608	190,097	170,012	239,066	246,238
Contractual Services					
53101 ENGINEERING FEES	63,170	200,000	80,660	100,000	100,000
53109 LEGAL SERVICES	81,249	5,000	6,307	100,000	100,000
53110 LEGAL - SPECIAL SERVICES	4,203	100,000	263,247	150,000	-
53114 WATER QUALITY	3,403	5,515	4,695	9,235	9,235
53201 AUDITORS SERVICES	7,352	6,778	6,778	7,530	7,530
53402 MARSH MAINT-LITTORAL ZONE	208,439	282,961	269,745	461,655	461,655
53403 CHEMICAL WEED CONTROL	113,855	115,855	121,105	185,485	185,485
53407 TRASH DISPOSAL	285	1,300	273	1,300	1,300
53409 LANDSCAPE MAINTENANCE	9,160	9,435	9,435	9,718	9,718
59126 Insurance	22,373	22,781	23,743	25,145	26,654
	513,489	749,625	785,988	1,050,068	901,577
Utilities					
54301 ELECTRICITY	157,717	165,012	122,401	174,052	174,052
	157,717	165,012	122,401	174,052	174,052
Supplies & Materials					
54801 PUBLIC INFORMATION	-	-	-	10,000	10,000
54905 LEGAL ADS	1,011	-	-	-	-
54908 GOV'MNTL REGISTRATION FEE	50	50	50	50	50
55201 FUEL-PUMP STATIONS	-	5,000	1,720	5,000	5,000

UNIT 18

IBIS GOLF & COUNTRY CLUB

UNIT 18 - IBIS GOLF & COUNTRY CLUB

Fund Name:	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
UNIT 18 - MAINTENANCE FUND					
55206 MISCELLANEOUS SUPPLIES	9	-	-	-	-
55209 MISC OFFICE EXPENSE	-	-	64	-	-
	1,070	5,050	1,834	15,050	15,050
Repairs & Maintenance					
54601 REPAIR & MAINT-AERATORS	78,469	127,100	74,883	121,275	121,275
54602 REPAIR & MAINT-PUMP STATN	12,603	20,663	20,856	20,663	20,663
54604 REPAIR & MAINT-CANAL/LAKE	-	5,000	-	5,000	5,000
54606 REPAIR & MAINT-BLDG	32	5,175	75	8,175	8,175
54608 REPAIR & MAINT - GENERAL	6,047	4,000	11,274	4,000	4,000
54610 REPAIR & MAINT-TELEMETRY	59,979	7,000	2,173	10,500	10,500
54611 REPAIR & MAINT-ROADS	3,899	3,500	3,550	14,000	14,000
54613 REPAIR & MAINT-CULVERTS	-	5,000	73,067	50,000	50,000
54614 REPAIR & MAINT - GATE	-	500	1,150	1,000	1,000
54617 Repairs & Maint - Catch Basins	-	50,000	-	20,000	50,000
54618 R&M-AERATOR REFURBISHMENTS	-	-	-	18,750	18,750
54619 R&M-GENERATORS	-	-	-	11,280	11,280
	161,029	227,938	187,028	284,643	314,643
Capital Outlay					
56302 ROADS/BRIDGES	452,382	200,000	371,372	-	-
56303 CULVERTS/STRUCTURES	-	15,000	-	-	-
56304 GIS	2,891	2,770	2,699	3,176	3,176
56401 MACHINERY & EQUIPMENT	19,403	30,500	-	145,330	-
	474,676	248,270	374,071	148,506	3,176
Other					
59110 ADMINISTRAT TRANSFER OUT	6,330	9,318	6,022	9,576	9,576
59111 OPERATIONS TRANSFER OUT	3,330	4,900	3,167	5,036	5,036
99999 Add'l cash required/(available) for budget	284,246	-	-	-	-
	293,906	14,218	9,189	14,612	14,612
TOTAL EXPENSES	1,770,495	1,600,210	1,650,523	1,925,997	1,669,348

	<u>Tax per Assessable Unit</u>				<u>Number of Assessable Units</u>	
	<u>FYE 9/30/18</u>	<u>FYE 9/30/17</u>	<u>Incr/(Decr)</u>		<u>FYE 9/30/18</u>	<u>FYE 9/30/17</u>
			<u>\$</u>	<u>%</u>		
APARTMENTS - Maint	\$3,142.50	\$2,610.94	\$531.56	20%	15	15
COMMERCIAL - Maint	\$7,040.28	\$5,849.40	\$1,190.88	20%	15	15
ERU - Maint	\$822.37	\$683.27	\$139.10	20%	1,862	1,862
GC - Maint	\$756.91	\$628.88	\$128.03	20%	437	437
PSO - Maint	\$2,073.65	\$1,722.89	\$350.76	20%	4	4

Budget Highlights:

- > Landscaping maintenance (a/c #53409) contract was awarded in Spring 2014 for FYE 9/30/15, with option to renew annually four additional years.
- > The contract for aquatic weed control and marsh maintenance (a/c #53403 and 53402) can be renewed annually for services through fiscal year ending 9/30/21.

UNIT 18 - IBIS GOLF & COUNTRY CLUB

- > Marsh maintenance and aquatic weed control have increased significantly over the prior year due to compliance with the SFWMD corrective order to eliminate the use of copper sulphate as an herbicide used in chemical weed control. The new plan will utilize mechanical or hand harvesting of plants and algae as an alternative. This solution is much more costly and the amount budgeted is strictly an estimate of presumed costs.
- > 4 diffuser aerators.
- > No further impact fees anticipated from Palm Beach County.
- > Effective 1/1/2016, lost 1 taxable unit of commercial property due to Ibis POA no longer leasing to sales office, so parcel is now exempt.
- > Budget includes \$150,000 for litigation counsel and \$200,000 for district engineer and district legal counsel services relating to the SFWMD and City of West Palm Beach legal challenges to the expansion of State Road 7.
- > \$50,000 for culvert repairs.

Budget Notes:

- Most activity related to permits and plats is maintained in a separate fund not included in this budget presentation since most permit and plat activity is not funded by assessments.
- The unit of measurement that is applied against each assessable parcel of land to determine the assessment is based upon "computed acres". Each tract or parcel of land less than one acre is assessed as one computed acre and each tract or parcel of land containing more than one acre, including fractional portions, is assessed at the nearest whole number of acres, with a fraction of one half or more to be assessed as a full acre. As such, the District is required to assess any property that is less than an acre as one taxable unit – hence the use of the phrase "computed acre". Each residential unit has the same assessment whether it's a condo, town home, or single-family residence, unless the residential unit equals or exceeds 1.5 acres.
- Charges for personnel services, insurance, and administrative and operations transfers are based upon allocations using timesheet postings, value of structures, number of debt issues, total direct expenditures, unit history, and number of taxable units.

Improvements Maintained:

Northern maintains the following Improvements in Unit No. 18, Ibis Golf & Country Club: 3 Pump Stations with 7 Pumps; 5 Mechanical Gates; 64 Aerators; Lake and Marshes; Major Roadways; Sidewalks; 6 Telemetry Stations; 4 Metritapes; Culverts; 3 Landscape Sites; 3 Docks; 3 Permanent Backup Generators; 3 Fuel Tanks; 1 Rain Gauge.

UNIT 19 - REGIONAL CENTER

Fund Name:	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	244,062	259,361	257,868	271,981	275,500
31903 Delinquent Taxes - Prior Year	752	-	125	-	-
	244,814	259,361	257,993	271,981	275,500
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(1,012)	(2,466)	(2,465)	(2,590)	(2,624)
54903 TAX DISCOUNT	(8,621)	(9,975)	(9,860)	(10,460)	(10,595)
	(9,633)	(12,441)	(12,325)	(13,050)	(13,219)
Other					
32900 PERMIT FEES	1,000	-	1,000	-	-
36110 INTEREST EARNINGS	678	-	938	-	-
36132 INTEREST EARNINGS-TAXES	197	-	93	-	-
	1,875	-	2,031	-	-
TOTAL REVENUES	237,056	246,920	247,699	258,931	262,281
EXPENSES					
Personnel Services					
59117 Personnel Services	91,005	103,118	71,046	104,802	107,946
	91,005	103,118	71,046	104,802	107,946
Contractual Services					
53101 ENGINEERING FEES	16,249	500	1,726	1,000	1,000
53109 LEGAL SERVICES	7,823	500	1,680	1,000	1,000
53114 WATER QUALITY	8,467	8,467	8,467	8,721	8,721
53201 AUDITORS SERVICES	2,091	2,182	2,182	2,366	2,366
53402 MARSH MAINT-LITTORAL ZONE	1,851	1,851	1,851	1,907	1,907
53403 CHEMICAL WEED CONTROL	8,227	8,227	8,227	8,474	8,474
53405 MOWING SERVICES	4,200	4,326	4,326	4,456	4,456
53407 TRASH DISPOSAL	-	250	-	250	250
53409 LANDSCAPE MAINTENANCE	900	927	927	955	955
53413 PRESERVE/EXOTIC MAINT	11,888	12,000	3,789	12,000	12,000
57301 TRUSTEE FEES	500	500	525	500	500
59126 Insurance	2,563	2,497	2,602	3,421	3,627
	64,759	42,227	36,302	45,050	45,256
Utilities					
54301 ELECTRICITY	32,028	44,400	23,544	38,722	38,722
	32,028	44,400	23,544	38,722	38,722
Supplies & Materials					
54201 POSTAGE	39	-	-	-	-
55207 FERTILIZER	740	762	762	785	785
	779	762	762	785	785
Repairs & Maintenance					

UNIT 19 - REGIONAL CENTER

Fund Name:	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
UNIT 19 - MAINTENANCE FUND					
54601 REPAIR & MAINT-AERATORS	27,811	36,000	35,986	31,630	31,630
54604 REPAIR & MAINT-CANAL/LAKE	2,279	10,000	40,773	10,000	10,000
54608 REPAIR & MAINT - GENERAL	950	2,000	1,867	2,000	2,000
54610 REPAIR & MAINT-TELEMETRY	993	7,000	-	7,000	7,000
54614 REPAIR & MAINT - GATE	1,900	1,000	-	1,000	1,000
54618 R&M-AERATOR REFURBISHMENTS	-	-	-	6,250	6,250
	33,933	56,000	78,626	57,880	57,880
Capital Outlay					
56304 GIS	1,760	1,691	1,648	1,941	1,941
56401 MACHINERY & EQUIPMENT	-	73,500	51,494	-	-
	1,760	75,191	53,142	1,941	1,941
Other					
59110 ADMINISTRAT TRANSFER OUT	3,924	5,775	3,732	5,935	5,935
59111 OPERATIONS TRANSFER OUT	2,523	3,713	2,400	3,816	3,816
99999 Add'l cash required/(available) for budget	6,344	(84,266)	-	-	-
	12,791	(74,778)	6,132	9,751	9,751
TOTAL EXPENSES	237,055	246,920	269,554	258,931	262,281

Fund Name:	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
UNIT 19 - DEBT FUND					
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	325,327	325,227	323,356	328,499	334,788
31903 Delinquent Taxes - Prior Year	1,056	-	167	-	-
	326,383	325,227	323,523	328,499	334,788
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(1,349)	(3,100)	(3,090)	(3,130)	(3,190)
54903 TAX DISCOUNT	(11,491)	(12,508)	(12,354)	(12,634)	(12,876)
	(12,840)	(15,608)	(15,444)	(15,764)	(16,066)
Other					
36110 INTEREST EARNINGS	367	-	663	-	-
36132 INTEREST EARNINGS-TAXES	271	-	118	-	-
	638	-	781	-	-
TOTAL REVENUES	314,181	309,619	308,860	312,735	318,722

EXPENSES

Debt Service

57101 DEBT SERVICE-PRINCIPAL	243,593	254,121	254,121	269,218	278,774
57201 DEBT SERVICE-INTEREST	74,844	63,760	63,760	52,198	39,948
	318,437	317,881	317,881	321,416	318,722

Other

UNIT 19

REGIONAL CENTER

UNIT 19 - REGIONAL CENTER

Fund Name:	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
UNIT 19 - DEBT FUND					
99999 Add'l cash required/(available) for budget	(4,255)	(8,262)	-	(8,681)	-
	(4,255)	(8,262)	-	(8,681)	-
TOTAL EXPENSES	314,182	309,619	317,881	312,735	318,722

	<u>Tax per Assessable Unit</u>				<u>Number of Assessable Units</u>	
	<u>FYE 9/30/18</u>	<u>FYE 9/30/17</u>	<u>Incr/(Decr)</u>		<u>FYE 9/30/18</u>	<u>FYE 9/30/17</u>
			<u>\$</u>	<u>%</u>		
2701 PGA Blvd Condominium	\$196.59	\$186.93				
2701 PGA Blvd Condominium	\$237.44	\$234.40				
Total	\$434.03	\$421.33	\$12.70	3%	4	4
2979 PGA Condominium - Maint	\$524.24	\$498.48				
2979 PGA Condominium - Debt	\$633.17	\$625.06				
Total	\$1,157.41	\$1,123.54	\$33.87	3%	3	3
Harbour Oaks - Maint	\$96.43	\$91.69				
Harbour Oaks - Debt	\$116.47	\$114.98				
Total	\$212.90	\$206.67	\$6.23	3%	317	317
Landmark at the Gardens Condos - Maint	\$23.69	\$22.52				
Landmark at the Gardens Condos - Debt	\$28.61	\$28.24				
Total	\$52.30	\$50.76	\$1.54	3%	166	166
Non-condo parcels - Maint	\$786.36	\$747.72				
Non-condo parcels - Debt	\$949.76	\$937.59				
Total	\$1,736.12	\$1,685.31	\$50.81	3%	259	260
San Matera Condos - Maint	\$46.53	\$44.24				
San Matera Condos - Debt	\$56.20	\$55.48				
Total	\$102.73	\$99.72	\$3.01	3%	676	676

Budget Highlights:

- > Landscaping maintenance (a/c #53409) contract was awarded in Spring 2014 for FYE 9/30/15, with option to renew annually four additional years.
- > Mowing contract awarded in March 2013 for FYE 9/30/14, with option to renew annually four additional years.
- > New contract for aquatic weed control and marsh maintenance awarded in March 2013 for FYE 9/30/14, with option to renew annually four additional years.

Budget Notes:

- Most activity related to permits and plats is maintained in a separate fund not included in this budget presentation since most permit and plat activity is not funded by assessments.
- Part of this unit is overlapped by Unit 19A.

UNIT 19 - REGIONAL CENTER

- The unit of measurement that is applied against each assessable parcel of land to determine the assessment is based upon "computed acres". Each tract or parcel of land less than one acre is assessed as one computed acre and each tract or parcel of land containing more than one acre, including fractional portions, is assessed at the nearest whole number of acres, with a fraction of one half or more to be assessed as a full acre. As such, the District is required to assess any property that is less than an acre as one taxable unit – hence the use of the phrase "computed acre". Each residential unit has the same assessment whether it's a condo, town home, or single-family residence, unless the residential unit equals or exceeds 1.5 acres.
- Charges for personnel services, insurance, and administrative and operations transfers are based upon allocations using timesheet postings, value of structures, number of debt issues, total direct expenditures, unit history, and number of taxable units.

Improvements Maintained:

Northern maintains the following Improvements in Unit No. 19, Regional Center: 2 Operable Structures; 2 Operable Gates, 3 Fixed Structures; 13 Aerators; Uplands; Lakes and Marshes; 3 Telemetry Stations, 6 Metritapes; Culverts; 3 Landscape Maintenance Sites; 2 Docks; 1 Rain Gauge.

Debt Outstanding as of 9/30/17:

Description	Interest Rates	Outstanding	Final Maturity
2007 Refunding Loan	4.55%	\$1,147,202	8/1/2021

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

Year Ending September 30,	Principal	Interest	Total
2018	\$269,218	\$52,198	\$321,416
2019	\$278,774	\$39,948	\$318,722
2020	\$292,855	\$27,264	\$320,119
2021	\$306,355	\$13,939	\$320,294
Total	\$1,147,202	\$133,349	\$1,280,551

UNIT 19A - REGIONAL CENTER IRRIGATION

Fund Name: UNIT 19A - MAINTENANCE FUND	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	80,456	66,573	66,504	67,557	132,383
31903 Delinquent Taxes - Prior Year	919	-	61	-	-
	81,375	66,573	66,565	67,557	132,383
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(333)	(636)	(634)	(643)	(1,260)
54903 TAX DISCOUNT	(2,630)	(2,560)	(2,529)	(2,598)	(5,091)
	(2,963)	(3,196)	(3,163)	(3,241)	(6,351)
Other					
36110 INTEREST EARNINGS	566	-	902	-	-
36132 INTEREST EARNINGS-TAXES	127	-	976	-	-
	693	-	1,878	-	-
TOTAL REVENUES	79,105	63,377	65,280	64,316	126,032
EXPENSES					
Personnel Services					
59117 Personnel Services	7,659	5,576	5,123	6,286	6,474
	7,659	5,576	5,123	6,286	6,474
Contractual Services					
53101 ENGINEERING FEES	-	500	-	500	500
53109 LEGAL SERVICES	-	500	-	500	500
53201 AUDITORS SERVICES	65	68	68	74	74
59126 Insurance	1,883	1,902	1,982	2,104	2,230
	1,948	2,970	2,050	3,178	3,304
Repairs & Maintenance					
54608 REPAIR & MAINT - GENERAL	-	500	7,520	500	500
	-	500	7,520	500	500
Capital Outlay					
56401 MACHINERY & EQUIPMENT	-	15,000	-	40,000	115,000
	-	15,000	-	40,000	115,000
Other					
59110 ADMINISTRAT TRANSFER OUT	332	489	316	503	503
59111 OPERATIONS TRANSFER OUT	166	244	158	251	251
99999 Add'l cash required/(available) for budget	69,001	38,598	-	13,598	-
	69,499	39,331	474	14,352	754
TOTAL EXPENSES	79,106	63,377	15,167	64,316	126,032

FYE 9/30/18	Tax per Assessable Unit		Number of Assessable Units	
	FYE 9/30/17	Incr/(Decr) \$ %	FYE 9/30/18	FYE 9/30/17

UNIT 19A - REGIONAL CENTER IRRIGATION

	<u>Tax per Assessable Unit</u>				<u>Number of Assessable Units</u>	
	FYE	FYE	<u>Incr/(Decr)</u>		FYE	FYE
	9/30/18	9/30/17	\$	%	9/30/18	9/30/17
2701 PGA Blvd Condominium	\$67.68	\$66.70	\$0.98	1%	4	4
2979 PGA Condominium - Maint	\$247.46	\$243.86	\$3.60	1%	3	3
52434205250010000 - Maint	\$1,560.85	\$1,538.11	\$22.74	1%	1	1
52434205260270051 - Maint	\$537.27	\$529.44	\$7.83	1%	1	1
52434205260270052 - Maint	\$291.82	\$287.57	\$4.25	1%	1	1
52434205260270062 - Maint	\$410.49	\$404.51	\$5.98	1%	1	1
52434205260270063 - Maint	\$803.30	\$791.60	\$11.70	1%	1	1
52434205260270064 - Maint	\$849.35	\$836.98	\$12.37	1%	1	1
52434205260270065 - Maint	\$327.97	\$323.20	\$4.77	1%	1	1
52434205260270067 - Maint	\$293.87	\$289.59	\$4.28	1%	1	1
52434205260270068 - Maint	\$292.26	\$288.00	\$4.26	1%	1	1
52434205260270069 - Maint	\$313.91	\$309.33	\$4.58	1%	1	1
52434205270270042 - Maint	\$628.86	\$619.69	\$9.17	1%	1	1
52434206000001100 - Maint	\$1,656.25	\$1,632.12	\$24.13	1%	1	1
52434206000003040 - Maint	\$1,397.42	\$1,377.06	\$20.36	1%	1	1
52434206000003080 - Maint	\$1,879.25	\$1,851.87	\$27.38	1%	1	1
52434206000003120 - Maint	\$303.62	\$299.20	\$4.42	1%	1	1
52434206030010000 - Maint	\$936.80	\$923.16	\$13.64	1%	1	1
52434206030030000 - Maint	\$946.68	\$932.89	\$13.79	1%	1	1
52434206050000000 - Maint	\$8,790.92	\$8,662.85	\$128.07	1%	1	1
52434206060000000 - Maint	\$2,343.60	\$2,309.46	\$34.14	1%	1	1
52434206070010010 - Maint	\$510.76	\$503.32	\$7.44	1%	1	1
52434206070010020 - Maint	\$329.48	\$324.68	\$4.80	1%	1	1
52434206070020000 - Maint	\$883.43	\$870.56	\$12.87	1%	1	1
52434206080010000 - Maint	\$504.66	\$497.31	\$7.35	1%	1	1
52434206120010020 - Maint	\$3,929.87	\$4,572.85	(\$642.98)	-14%	1	1
52434206120010040 - Maint	\$710.59	\$0.00	\$710.59		1	0
52434206120020000 - Maint	\$3,529.12	\$3,477.70	\$51.42	1%	1	1
52434206120030000 - Maint	\$439.20	\$432.80	\$6.40	1%	1	1
52434206140010000 - Maint	\$9,773.95	\$9,631.55	\$142.40	1%	1	1
52434206230010000 - Maint	\$193.05	\$190.24	\$2.81	1%	1	1
52434206230020000 - Maint	\$86.85	\$85.59	\$1.26	1%	1	1
52434206230020010 - Maint	\$233.95	\$230.54	\$3.41	1%	1	1
52434206230020020 - Maint	\$174.92	\$172.37	\$2.55	1%	1	1
52434206230030000 - Maint	\$238.02	\$234.56	\$3.46	1%	1	1
52434206230030010 - Maint	\$339.75	\$334.80	\$4.95	1%	1	1
52434206230030020 - Maint	\$227.49	\$224.18	\$3.31	1%	1	1
52434206230040000 - Maint	\$130.84	\$128.94	\$1.90	1%	1	1
52434206230050000 - Maint	\$19.43	\$19.15	\$0.28	1%	1	1
52434206230060000 - Maint	\$113.35	\$111.68	\$1.67	1%	1	1
Harbour Oaks (317 Units) - Maint	\$20.79	\$20.49	\$0.30	1%	317	317
Landmark at the Gardens Condos - Maint	\$7.58	\$7.47	\$0.11	1%	166	166
San Matera Condos - 1081 sq ft - Maint	\$17.50	\$17.24	\$0.26	2%	24	24

UNIT 19A - REGIONAL CENTER IRRIGATION

	<u>Tax per Assessable Unit</u>				<u>Number of Assessable Units</u>	
	<u>FYE</u>	<u>FYE</u>	<u>Incr/(Decr)</u>		<u>FYE</u>	<u>FYE</u>
	<u>9/30/18</u>	<u>9/30/17</u>	<u>\$</u>	<u>%</u>	<u>9/30/18</u>	<u>9/30/17</u>
San Matera Condos - 1203 sq ft - Maint	\$19.47	\$19.19	\$0.28	1%	24	24
San Matera Condos - 1288-1331 sq ft - M	\$21.29	\$20.98	\$0.31	1%	128	128
San Matera Condos - 1370 sq ft - Maint	\$22.18	\$21.85	\$0.33	2%	44	44
San Matera Condos - 1718-1730 sq ft - M	\$27.85	\$27.44	\$0.41	1%	20	20
San Matera Condos - 1818-1832 sq ft - M	\$29.54	\$29.11	\$0.43	1%	16	16
San Matera Condos - 710 sq ft - Maint	\$11.49	\$11.32	\$0.17	2%	24	24
San Matera Condos - 783-816 sq ft - Main	\$13.10	\$12.91	\$0.19	1%	166	166
San Matera Condos - 896 sq ft - Maint	\$14.50	\$14.29	\$0.21	1%	36	36
San Matera Condos - 999-1016 sq ft - Mai	\$16.35	\$16.11	\$0.24	1%	194	194

Budget Highlights:

- > Building a fund balance reserve related to irrigation system.

Budget Notes:

- Most activity related to permits and plats is maintained in a separate fund not included in this budget presentation since most permit and plat activity is not funded by assessments.
- Because this unit overlaps Unit 19, the Unit 19 budget and tax rates are also applicable.
- The Unit 19A assessment is allocated to all parcels of land in the Unit based on acreage of permeable area within each parcel.
- Charges for personnel services, insurance, and administrative and operations transfers are based upon allocations using timesheet postings, value of structures, number of debt issues, total direct expenditures, unit history, and number of taxable units.

Improvements Maintained:

Northern maintains the following Improvements in Unit No. 19A, Regional Center Irrigation: 2 Irrigation Pump Stations; 1 Recharge Irrigation Pump Station; 27 Satellite Irrigation Controllers.

UNIT 20 - JUNO ISLES

Fund Name:	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	43,090	42,960	42,960	45,668	33,700
31901 AGREEMENT ASSESSMENTS	6,474	6,428	6,428	6,707	4,949
	49,564	49,388	49,388	52,375	38,649
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(179)	(410)	(410)	(435)	(321)
54903 TAX DISCOUNT	(1,558)	(1,652)	(1,530)	(1,756)	(1,296)
54904 UNIQUE ASSMTS DISCOUNT	-	(212)	-	(226)	(167)
	(1,737)	(2,274)	(1,940)	(2,417)	(1,784)
Other					
32900 PERMIT FEES	-	-	500	-	-
36110 INTEREST EARNINGS	116	-	198	-	-
36132 INTEREST EARNINGS-TAXES	21	-	22	-	-
36400 DISPOSITION OF FIXED ASSETS	-	-	14,500	-	-
	137	-	15,220	-	-
TOTAL REVENUES	47,964	47,114	62,668	49,958	36,865
EXPENSES					
Personnel Services					
59117 Personnel Services	9,263	11,278	10,368	12,738	13,120
	9,263	11,278	10,368	12,738	13,120
Contractual Services					
53101 ENGINEERING FEES	-	1,000	672	1,000	1,000
53109 LEGAL SERVICES	224	500	5,622	500	500
53114 WATER QUALITY	1,485	1,620	1,620	1,620	1,620
53118 OTHER PROFESSIONAL SVCS	-	-	2,000	-	-
53201 AUDITORS SERVICES	557	677	677	689	689
53403 CHEMICAL WEED CONTROL	7,044	5,582	7,207	5,694	5,694
53407 TRASH DISPOSAL	-	500	-	500	500
59126 Insurance	472	377	393	436	462
	9,782	10,256	18,191	10,439	10,465
Repairs & Maintenance					
54604 REPAIR & MAINT-CANAL/LAKE	-	2,000	-	11,000	5,000
54608 REPAIR & MAINT - GENERAL	-	-	-	6,600	6,600
	-	2,000	-	17,600	11,600
Capital Outlay					
56304 GIS	459	454	443	524	524
	459	454	443	524	524
Debt Service					
57101 DEBT SERVICE-PRINCIPAL	7,507	-	-	-	-
57201 DEBT SERVICE-INTEREST	403	-	-	-	-

UNIT 20

JUNO ISLES

UNIT 20 - JUNO ISLES

Fund Name:	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
UNIT 20 - MAINTENANCE FUND	7,910	-	-	-	-
Other					
59110 ADMINISTRAT TRANSFER OUT	498	733	474	753	753
59111 OPERATIONS TRANSFER OUT	267	393	254	404	404
99999 Add'l cash required/(available) for budget	19,786	22,000	-	7,500	-
	20,551	23,126	728	8,657	1,157
TOTAL EXPENSES	47,965	47,114	29,730	49,958	36,866

	<u>Tax per Assessable Unit</u>				<u>Number of Assessable Units</u>	
	<u>FYE 9/30/18</u>	<u>FYE 9/30/17</u>	<u>Incr/(Decr)</u>		<u>FYE 9/30/18</u>	<u>FYE 9/30/17</u>
			\$	%		
A - Maint	\$216.43	\$203.60	\$12.83	6%	96	96
B - Maint	\$162.32	\$152.70	\$9.62	6%	52	52
C - Maint	\$108.22	\$101.80	\$6.42	6%	154	154
D - Maint	\$54.11	\$50.90	\$3.21	6%	83	83

Budget Highlights:

- > Water quality sampling.
- > The Preserve at Juno Beach consists of 29 lots on approximately 12 acres of land that joined the unit by agreement. That agreement also specifies that the District will be responsible for the the maintenance and repair of the exfiltration system associated with this land. Included in the budget for agreement assessments is \$2,000 to be invoiced directly to The Preserve At Juno Beach Homeowners Association, Inc. to build a reserve for maintenance and repair cost of the exfiltration system.
- > Building a fund balance reserve to help offset the cost of salinity weir and wing wall replacement in 5-10 years.

Budget Notes:

- Most activity related to permits and plats is maintained in a separate fund not included in this budget presentation since most permit and plat activity is not funded by assessments.
- The unit of measurement that is applied against each assessable parcel of land to determine the assessment is based upon "computed acres". Each tract or parcel of land less than one acre is assessed as one computed acre and each tract or parcel of land containing more than one acre, including fractional portions, is assessed at the nearest whole number of acres, with a fraction of one half or more to be assessed as a full acre. As such, the District is required to assess any property that is less than an acre as one taxable unit – hence the use of the phrase "computed acre". Each residential unit has the same assessment whether it's a condo, town home, or single-family residence, unless the residential unit equals or exceeds 1.5 acres.
- Of the total assessable units, 29 taxable units in 20B relate to special agreements with the District, and are not assessed as part of real property tax bills from the Palm Beach County Tax Collector. These taxable units belong to the The Preserve at Juno Beach HOA. Special agreement assessments are invoiced directly by the District.
- Charges for personnel services, insurance, and administrative and operations transfers are based upon allocations using timesheet postings, value of structures, number of debt issues, total direct expenditures, unit history, and number of taxable units.

Improvements Maintained:

Northern maintains the following Improvements in Unit No. 20, Juno Isles: 1 Fixed Structure; Waterways; Bulkheads.

UNIT 21 - OLD MARSH

Fund Name: UNIT 21 - MAINTENANCE FUND	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	342,805	350,150	350,150	396,665	459,516
	342,805	350,150	350,150	396,665	459,516
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(1,417)	(3,334)	(3,369)	(3,776)	(4,374)
54903 TAX DISCOUNT	(12,747)	(13,467)	(13,208)	(15,256)	(17,673)
	(14,164)	(16,801)	(16,577)	(19,032)	(22,047)
Other					
32900 PERMIT FEES	2,500	-	750	-	-
32901 PLAT FEES	-	-	500	-	-
36110 INTEREST EARNINGS	1,872	-	2,543	-	-
36132 INTEREST EARNINGS-TAXES	113	-	8	-	-
	4,485	-	3,801	-	-
TOTAL REVENUES	333,126	333,349	337,374	377,633	437,469
EXPENSES					
Personnel Services					
59117 Personnel Services	118,711	129,711	90,657	147,561	151,988
	118,711	129,711	90,657	147,561	151,988
Contractual Services					
53101 ENGINEERING FEES	1,150	1,000	7,055	1,000	1,000
53109 LEGAL SERVICES	1,438	500	224	500	500
53114 WATER QUALITY	4,542	4,542	4,542	4,679	4,679
53201 AUDITORS SERVICES	2,239	2,319	2,319	2,518	2,518
53402 MARSH MAINT-LITTORAL ZONE	15,651	15,651	15,651	16,121	16,121
53403 CHEMICAL WEED CONTROL	26,086	26,086	26,086	26,868	26,868
53409 LANDSCAPE MAINTENANCE	300	309	309	318	318
53413 PRESERVE/EXOTIC MAINT	39,349	70,000	48,134	75,000	75,000
59126 Insurance	5,625	5,826	6,072	7,130	7,558
	96,380	126,233	110,392	134,134	134,562
Utilities					
54301 ELECTRICITY	7,025	15,400	2,233	20,990	20,990
	7,025	15,400	2,233	20,990	20,990
Supplies & Materials					
54908 GOV'MNTL REGISTRATION FEE	85	85	85	85	85
55201 FUEL-PUMP STATIONS	-	3,000	617	3,000	3,000
55205 MAINTENANCE TOOLS	179	-	-	-	-
	264	3,085	702	3,085	3,085
Repairs & Maintenance					
54601 REPAIR & MAINT-AERATORS	400	18,000	13,335	26,147	26,147
54602 REPAIR & MAINT-PUMP STATN	1,237	4,332	350	6,332	6,332

UNIT 21

OLD MARSH

UNIT 21 - OLD MARSH

Fund Name:	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
UNIT 21 - MAINTENANCE FUND					
54604 REPAIR & MAINT-CANAL/LAKE	-	3,000	-	3,000	3,000
54606 REPAIR & MAINT-BLDG	26	3,140	75	8,140	8,140
54608 REPAIR & MAINT - GENERAL	8	1,500	24,241	2,000	2,000
54610 REPAIR & MAINT-TELEMETRY	309	13,000	144	5,000	5,000
54613 REPAIR & MAINT-CULVERTS	-	7,500	-	7,500	7,500
54619 R&M-GENERATORS	-	-	-	3,520	3,520
	1,980	50,472	38,145	61,639	61,639
Capital Outlay					
56301 IMPRVMENTS OTHER THAN BLDG	-	220,000	-	-	-
56304 GIS	376	362	352	414	414
56401 MACHINERY & EQUIPMENT	-	55,500	109,990	76,020	55,500
	376	275,862	110,342	76,434	55,914
Other					
59110 ADMINISTRAT TRANSFER OUT	3,488	5,135	3,319	5,277	5,277
59111 OPERATIONS TRANSFER OUT	2,653	3,904	2,523	4,013	4,013
99999 Add'l cash required/(available) for budget	102,249	(276,453)	-	(75,500)	-
	108,390	(267,414)	5,842	(66,210)	9,290
TOTAL EXPENSES	333,126	333,349	358,313	377,633	437,468

	<u>Tax per Assessable Unit</u>				<u>Number of Assessable Units</u>	
	<u>FYE</u>	<u>FYE</u>	<u>Incr/(Decr)</u>		<u>FYE</u>	<u>FYE</u>
	<u>9/30/18</u>	<u>9/30/17</u>	<u>\$</u>	<u>%</u>	<u>9/30/18</u>	<u>9/30/17</u>
ALL NON EXEMPT PARCELS - Maint	\$1,304.82	\$1,151.81	\$153.01	13%	304	304

Budget Highlights:

- > Landscaping maintenance (a/c #53409) contract was awarded in Spring 2014 for FYE 9/30/15, with option to renew annually four additional years.
- > New contract for aquatic weed control and marsh maintenance awarded in March 2013 for FYE 9/30/14, with option to renew annually four additional years.
- > 6 new aerators.

Budget Notes:

- Most activity related to permits and plats is maintained in a separate fund not included in this budget presentation since most permit and plat activity is not funded by assessments.
- The unit of measurement that is applied against each assessable parcel of land to determine the assessment is based upon "computed acres". Each tract or parcel of land less than one acre is assessed as one computed acre and each tract or parcel of land containing more than one acre, including fractional portions, is assessed at the nearest whole number of acres, with a fraction of one half or more to be assessed as a full acre. As such, the District is required to assess any property that is less than an acre as one taxable unit – hence the use of the phrase "computed acre". Each residential unit has the same assessment whether it's a condo, town home, or single-family residence, unless the residential unit equals or exceeds 1.5 acres.
- Charges for personnel services, insurance, and administrative and operations transfers are based upon allocations using timesheet postings, value of structures, number of debt issues, total direct expenditures, unit history, and number of taxable units.

Improvements Maintained:

Northern maintains the following Improvements in Unit No. 21, Old Marsh: 2 Pump Stations with 2 Pumps; 3 Mechanical Gates; 1 Fixed Structure; 4 Preserve Risers; Lakes and Marshes; Preserves; 3 Telemetry Stations, 2 Metritapes; Culverts; 2 Docks; 1 Permanent Backup Generator in Separate Building; 1 Fuel Tank; 3 Aerators.

UNIT 23 - THE SHORES

Fund Name:	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	151,027	154,860	154,860	168,024	183,040
31901 AGREEMENT ASSESSMENTS	4,159	4,258	4,258	4,620	5,033
31903 Delinquent Taxes - Prior Year	-	-	219	-	-
	155,186	159,118	159,337	172,644	188,073
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(629)	(1,474)	(1,479)	(1,597)	(1,740)
54903 TAX DISCOUNT	(5,345)	(5,956)	(5,602)	(6,462)	(7,040)
54904 UNIQUE ASSMTS DISCOUNT	(166)	(204)	(170)	(222)	(242)
	(6,140)	(7,634)	(7,251)	(8,281)	(9,022)
Other					
32900 PERMIT FEES	250	-	-	-	-
36110 INTEREST EARNINGS	428	-	611	-	-
36132 INTEREST EARNINGS-TAXES	217	-	94	-	-
	895	-	705	-	-
TOTAL REVENUES	149,941	151,484	152,791	164,363	179,051
EXPENSES					
Personnel Services					
59117 Personnel Services	42,082	47,081	33,689	49,029	50,500
	42,082	47,081	33,689	49,029	50,500
Contractual Services					
53101 ENGINEERING FEES	140	500	38	500	500
53109 LEGAL SERVICES	169	500	245	500	500
53201 AUDITORS SERVICES	939	1,170	1,170	1,271	1,271
53402 MARSH MAINT-LITTORAL ZONE	777	777	777	801	801
53403 CHEMICAL WEED CONTROL	25,129	25,129	25,129	25,883	25,883
53407 TRASH DISPOSAL	-	500	-	500	500
53409 LANDSCAPE MAINTENANCE	540	556	556	573	573
53412 BIOLOGICAL WEED CONTROL	-	800	-	800	800
53413 PRESERVE/EXOTIC MAINT	52,575	60,000	46,444	60,000	60,000
59126 Insurance	1,317	1,335	1,391	1,588	1,684
	81,586	91,267	75,750	92,416	92,512
Utilities					
54301 ELECTRICITY	282	225	(34)	285	285
	282	225	(34)	285	285
Repairs & Maintenance					
54604 REPAIR & MAINT-CANAL/LAKE	-	5,000	-	5,000	5,000
54608 REPAIR & MAINT - GENERAL	350	1,000	200	3,000	3,000
54610 REPAIR & MAINT-TELEMETRY	-	7,000	-	5,000	5,000
54613 REPAIR & MAINT-CULVERTS	-	-	-	5,000	5,000

UNIT 23 - THE SHORES

Fund Name: UNIT 23 - MAINTENANCE FUND	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
	350	13,000	200	18,000	18,000
Capital Outlay					
56304 GIS	875	842	820	966	966
	875	842	820	966	966
Other					
59110 ADMINISTRAT TRANSFER OUT	7,398	10,889	7,037	11,191	11,191
59111 OPERATIONS TRANSFER OUT	3,701	5,447	3,520	5,598	5,598
99999 Add'l cash required/(available) for budget	13,667	(17,267)	-	(13,122)	-
	24,766	(931)	10,557	3,667	16,789
TOTAL EXPENSES	149,941	151,484	120,982	164,363	179,052

	<u>Tax per Assessable Unit</u>				<u>Number of Assessable Units</u>	
	<u>FYE</u>	<u>FYE</u>	<u>Incr/(Decr)</u>		<u>FYE</u>	<u>FYE</u>
	<u>9/30/18</u>	<u>9/30/17</u>	<u>\$</u>	<u>%</u>	<u>9/30/18</u>	<u>9/30/17</u>
ALL NON EXEMPT PARCELS - Maint	\$243.16	\$224.11				
Total	\$243.16	\$224.11	\$19.05	9%	710	710

Budget Highlights:

- > Landscaping maintenance (a/c #53409) contract was awarded in Spring 2014 for FYE 9/30/15, with option to renew annually four additional years.
- > New contract for aquatic weed control and marsh maintenance awarded in March 2013 for FYE 9/30/14, with option to renew annually four additional years.
- > Using excess accumulated fund balance to offset assessments.

Budget Notes:

- Most activity related to permits and plats is maintained in a separate fund not included in this budget presentation since most permit and plat activity is not funded by assessments.
- The unit of measurement that is applied against each assessable parcel of land to determine the assessment is based upon "computed acres". Each tract or parcel of land less than one acre is assessed as one computed acre and each tract or parcel of land containing more than one acre, including fractional portions, is assessed at the nearest whole number of acres, with a fraction of one half or more to be assessed as a full acre. As such, the District is required to assess any property that is less than an acre as one taxable unit – hence the use of the phrase "computed acre". Each residential unit has the same assessment whether it's a condo, town home, or single-family residence, unless the residential unit equals or exceeds 1.5 acres.
- Of the total assessable units, 19 taxable units relate to special agreements with the District, and are not assessed as part of real property tax bills from the Palm Beach County Tax Collector. These taxable units belong to the Palm Beach County School District. Special agreement assessments are invoiced directly by the District.
- Charges for personnel services, insurance, and administrative and operations transfers are based upon allocations using timesheet postings, value of structures, number of debt issues, total direct expenditures, unit history, and number of taxable units.

Improvements Maintained:

Northern maintains the following Improvements in Unit No. 23, The Shores of Jupiter: 1 Operable Structure; 1 Operable Gate; 10 Fixed Structures; Lakes and Marshes; Preserves; 1 Telemetry Station, 1 Metritape; Culverts; 1 Landscape Site; 1 Dock.

UNIT 24 - IRONHORSE

Fund Name: UNIT 24 - MAINTENANCE FUND	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	213,039	213,788	213,788	220,734	272,257
	213,039	213,788	213,788	220,734	272,257
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(881)	(2,035)	(2,030)	(2,102)	(2,593)
54903 TAX DISCOUNT	(7,840)	(8,222)	(7,915)	(8,489)	(10,470)
	(8,721)	(10,257)	(9,945)	(10,591)	(13,063)
Other					
32900 PERMIT FEES	500	-	-	-	-
36110 INTEREST EARNINGS	1,422	-	2,084	-	-
36132 INTEREST EARNINGS-TAXES	98	-	122	-	-
	2,020	-	2,206	-	-
TOTAL REVENUES	206,338	203,531	206,049	210,143	259,194
EXPENSES					
Personnel Services					
59117 Personnel Services	55,515	63,609	43,900	65,067	67,019
	55,515	63,609	43,900	65,067	67,019
Contractual Services					
53101 ENGINEERING FEES	-	500	146	500	500
53109 LEGAL SERVICES	-	500	-	500	500
53201 AUDITORS SERVICES	827	1,333	1,333	1,469	1,469
53402 MARSH MAINT-LITTORAL ZONE	5,037	5,037	5,037	5,188	5,188
53403 CHEMICAL WEED CONTROL	20,030	20,178	20,030	20,631	20,631
53405 MOWING SERVICES	14,392	14,832	14,681	15,277	15,277
53407 TRASH DISPOSAL	-	500	-	500	500
53409 LANDSCAPE MAINTENANCE	4,860	5,006	5,006	5,156	5,156
53413 PRESERVE/EXOTIC MAINT	6,127	14,000	-	14,000	14,000
59126 Insurance	6,376	6,452	6,724	7,186	7,617
	57,649	68,338	52,957	70,407	70,838
Utilities					
54301 ELECTRICITY	6,412	6,825	4,254	7,004	7,004
	6,412	6,825	4,254	7,004	7,004
Supplies & Materials					
54908 GOV'MNTL REGISTRATION FEE	25	25	25	25	25
55201 FUEL-PUMP STATIONS	-	4,000	617	4,000	4,000
55207 FERTILIZER	1,279	1,318	1,305	1,358	1,358
	1,304	5,343	1,947	5,383	5,383
Repairs & Maintenance					
54601 REPAIR & MAINT-AERATORS	738	12,000	988	13,020	13,020
54602 REPAIR & MAINT-PUMP STATN	850	5,332	21,521	13,332	5,000

UNIT 24

IRONHORSE

UNIT 24 - IRONHORSE

Fund Name:	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
UNIT 24 - MAINTENANCE FUND					
54604 REPAIR & MAINT-CANAL/LAKE	-	5,000	-	5,000	5,000
54606 REPAIR & MAINT-BLDG	17	6,090	3,066	5,090	5,090
54607 REPAIR & MAINT-WELLS	880	2,500	-	-	-
54608 REPAIR & MAINT - GENERAL	327	1,000	-	1,000	1,000
54610 REPAIR & MAINT-TELEMETRY	137	7,000	27	3,000	3,000
54613 REPAIR & MAINT-CULVERTS	-	2,000	-	2,000	50,000
54614 REPAIR & MAINT - GATE	-	500	-	500	500
54619 R&M-GENERATORS	-	-	-	10,520	10,520
	2,949	41,422	25,602	53,462	93,130
Capital Outlay					
56301 IMPRVMENTS OTHER THAN BLDG	-	-	-	53,000	-
56304 GIS	539	519	506	596	596
56401 MACHINERY & EQUIPMENT	-	-	-	6,000	6,000
	539	519	506	59,596	6,596
Other					
59110 ADMINISTRAT TRANSFER OUT	2,731	4,020	2,598	4,131	4,131
59111 OPERATIONS TRANSFER OUT	3,366	4,955	3,202	5,093	5,093
99999 Add'l cash required/(available) for budget	75,873	8,500	-	(60,000)	-
	81,970	17,475	5,800	(50,776)	9,224
TOTAL EXPENSES	206,338	203,531	134,966	210,143	259,194

	<u>Tax per Assessable Unit</u>				<u>Number of Assessable Units</u>	
	<u>FYE</u>	<u>FYE</u>	<u>Incr/(Decr)</u>		<u>FYE</u>	<u>FYE</u>
	<u>9/30/18</u>	<u>9/30/17</u>	<u>\$</u>	<u>%</u>	<u>9/30/18</u>	<u>9/30/17</u>
ALL NON EXEMPT PARCELS - Maint	\$503.96	\$488.10	\$15.86	3%	438	438

Budget Highlights:

- > Landscaping maintenance (a/c #53409) contract was awarded in Spring 2014 for FYE 9/30/15, with option to renew annually four additional years.
- > Mowing contract awarded in March 2013 for FYE 9/30/14, with option to renew annually four additional years.
- > New contract for aquatic weed control and marsh maintenance awarded in March 2013 for FYE 9/30/14, with option to renew annually four additional years.
- > \$53,000 for fuel tank replacement.

Budget Notes:

- Most activity related to permits and plats is maintained in a separate fund not included in this budget presentation since most permit and plat activity is not funded by assessments.
- This unit is overlapped by Unit 24A.
- The unit of measurement that is applied against each assessable parcel of land to determine the assessment is based upon "computed acres". Each tract or parcel of land less than one acre is assessed as one computed acre and each tract or parcel of land containing more than one acre, including fractional portions, is assessed at the nearest whole number of acres, with a fraction of one half or more to be assessed as a full acre. As such, the District is required to assess any property that is less than an acre as one taxable unit – hence the use of the phrase "computed acre". Each residential unit has the same assessment whether it's a condo, town home, or single-family residence, unless the residential unit equals or exceeds 1.5 acres.
- Charges for personnel services, insurance, and administrative and operations transfers are based upon allocations using timesheet postings, value of structures, number of debt issues, total direct expenditures, unit history, and number of taxable units.

Improvements Maintained:

UNIT 24 - IRONHORSE

Northern maintains the following Improvements in Unit No. 24, Ironhorse: 1 Pump Station with 2 Pumps; 3 Mechanical Gates; 2 Recharge Wells, 2 Fixed Structures; 2 Aerators; Lakes and Marshes; Preserves; 2 Telemetry Stations, 2 Metritapes; Culverts; 1 Landscape Site; Canal Right-of-Way; 1 Dock; 1 Permanent Backup Generator; 1 Fuel Tank.

UNIT 27B - BOTANICA

Fund Name: UNIT 27B - MAINTENANCE FUND	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	87,529	93,264	93,264	203,273	102,741
	87,529	93,264	93,264	203,273	102,741
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(362)	(888)	(887)	(1,934)	(978)
54903 TAX DISCOUNT	(3,172)	(3,587)	(3,425)	(7,818)	(3,951)
	(3,534)	(4,475)	(4,312)	(9,752)	(4,929)
Other					
36110 INTEREST EARNINGS	288	-	429	-	-
36132 INTEREST EARNINGS-TAXES	38	-	55	-	-
	326	-	484	-	-
TOTAL REVENUES	84,321	88,789	89,436	193,521	97,812
EXPENSES					
Personnel Services					
59117 Personnel Services	29,943	33,788	27,420	36,633	37,732
	29,943	33,788	27,420	36,633	37,732
Contractual Services					
53101 ENGINEERING FEES	-	500	-	5,000	5,000
53109 LEGAL SERVICES	-	500	-	500	500
53115 FINANCIAL CONS./ADVISOR	107	125	146	150	150
53201 AUDITORS SERVICES	833	1,154	1,154	1,169	1,169
53402 MARSH MAINT-LITTORAL ZONE	511	511	511	527	527
53403 CHEMICAL WEED CONTROL	3,987	3,987	3,987	4,107	4,107
53407 TRASH DISPOSAL	-	200	-	200	200
53413 PRESERVE/EXOTIC MAINT	34,858	40,000	16,982	40,000	40,000
57301 TRUSTEE FEES	500	500	500	500	500
59126 Insurance	598	619	645	758	804
	41,394	48,096	23,925	52,911	52,957
Repairs & Maintenance					
54604 REPAIR & MAINT-CANAL/LAKE	-	500	-	500	500
54608 REPAIR & MAINT - GENERAL	-	2,000	-	2,000	2,000
54620 R & M - Preserve Structures	-	-	13,780	150,000	-
	-	2,500	13,780	152,500	2,500
Capital Outlay					
56304 GIS	641	626	609	739	739
	641	626	609	739	739
Other					
59110 ADMINISTRAT TRANSFER OUT	1,421	2,091	1,351	2,149	2,149
59111 OPERATIONS TRANSFER OUT	1,146	1,688	1,091	1,735	1,735
99999 Add'l cash required/(available) for budget	9,775	-	-	(53,146)	-

UNIT 27B - BOTANICA

Fund Name: UNIT 27B - MAINTENANCE FUND	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
	12,342	3,779	2,442	(49,262)	3,884
TOTAL EXPENSES	84,320	88,789	68,176	193,521	97,812

Fund Name: UNIT 27B - DEBT FUND	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	291,774	287,890	287,890	291,713	299,022
	291,774	287,890	287,890	291,713	299,022
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(1,206)	(2,741)	(2,740)	(2,777)	(2,847)
54903 TAX DISCOUNT	(10,563)	(11,072)	(10,561)	(11,219)	(11,500)
	(11,769)	(13,813)	(13,301)	(13,996)	(14,347)
Other					
36110 INTEREST EARNINGS	1,837	-	1,361	-	-
36111 Net (incr) decr - fv of inves	266	-	-	-	-
36132 INTEREST EARNINGS-TAXES	126	-	172	-	-
	2,229	-	1,533	-	-
TOTAL REVENUES	282,234	274,077	276,122	277,717	284,675

EXPENSES					
Debt Service					
57101 DEBT SERVICE-PRINCIPAL	140,000	145,000	145,000	150,000	155,000
57201 DEBT SERVICE-INTEREST	143,838	139,638	139,638	134,925	129,675
	283,838	284,638	284,638	284,925	284,675
Other					
99999 Add'l cash required/(available) for budget	(1,605)	(10,561)	-	(7,208)	-
	(1,605)	(10,561)	-	(7,208)	-
TOTAL EXPENSES	282,233	274,077	284,638	277,717	284,675

	Tax per Assessable Unit				Number of Assessable Units	
	FYE 9/30/18	FYE 9/30/17	Incr/(Decr)		FYE 9/30/18	FYE 9/30/17
			\$	%		
Commercial - Maint	\$1,507.38	\$691.60				
Commercial - Debt	\$1,597.91	\$1,576.97				
Total	\$3,105.29	\$2,268.57	\$836.72	37%	6	6
Condo units - Maint	\$336.43	\$154.36				
Condo units - Debt	\$413.24	\$407.83				
Total	\$749.67	\$562.19	\$187.48	33%	265	265

UNIT 27B - BOTANICA

	<u>Tax per Assessable Unit</u>				<u>Number of Assessable Units</u>	
	<u>FYE</u>	<u>FYE</u>	<u>Incr/(Decr)</u>		<u>FYE</u>	<u>FYE</u>
	<u>9/30/18</u>	<u>9/30/17</u>	<u>\$</u>	<u>%</u>	<u>9/30/18</u>	<u>9/30/17</u>
Single Family - 40 ft lots - Maint	\$426.32	\$195.60				
Single Family - 40 ft lots - Debt	\$699.93	\$690.75				
Total	\$1,126.25	\$886.35	\$239.90	27%	60	60
Single Family - 50 ft lots - Maint	\$532.90	\$244.50				
Single Family - 50 ft lots - Debt	\$874.91	\$863.44				
Total	\$1,407.81	\$1,107.94	\$299.87	27%	63	63
Single Family - Preserve lots - Maint	\$639.51	\$293.41				
Single Family - Preserve lots - Debt	\$1,049.93	\$1,036.16				
Total	\$1,689.44	\$1,329.57	\$359.87	27%	15	15
Townhomes - Maint	\$272.49	\$125.02				
Townhomes - Debt	\$447.37	\$441.50				
Total	\$719.86	\$566.52	\$153.34	27%	134	134

Budget Highlights:

- > New contract for aquatic weed control and marsh maintenance awarded in March 2013 for FYE 9/30/14, with option to renew annually four additional years.
- > \$125,000 for preserve structures repair and replacement.

Budget Notes:

- Most activity related to permits and plats is maintained in a separate fund not included in this budget presentation since most permit and plat activity is not funded by assessments.
- With the exception of undeveloped and commercial property, the unit of measurement that is applied against each assessable parcel of land to determine the assessment is equal to 1 for each property control number. For undeveloped and commercial property, the unit of measurement that is applied against each assessable parcel of land to determine the assessment is equal to actual acreage for each property control number.
- Charges for personnel services, insurance, and administrative and operations transfers are based upon allocations using timesheet postings, value of structures, number of debt issues, total direct expenditures, unit history, and number of taxable units.

Improvements Maintained:

Northern maintains the following Improvements in Unit No. 27B, Botanica: 3 Fixed Structures; Preserves; Lakes; Culverts.

Debt Outstanding as of 9/30/17:

Description	Interest Rates	Outstanding	Final Maturity
Water Cntrl and Impr Refunding Bonds - Series 2012	3.00%-4.75%	\$3,070,000	8/1/2032

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

Year Ending September 30,	Principal	Interest	Total
2018	\$150,000	\$134,925	\$284,925
2019	\$155,000	\$129,675	\$284,675
2020	\$160,000	\$124,056	\$284,056
2021	\$165,000	\$117,656	\$282,656
THEREAFTER	\$2,440,000	\$732,844	\$3,172,844

UNIT 27B - BOTANICA

Total	<u>\$3,070,000</u>	<u>\$1,239,156</u>	<u>\$4,309,156</u>
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UNIT 29 - NORTHFORK DEVELOPMENT

Fund Name: UNIT 29 - MAINTENANCE FUND	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	36,810	37,612	37,612	38,177	39,342
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
	36,810	37,612	37,612	38,177	39,342
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(153)	(356)	(359)	(364)	(375)
54903 TAX DISCOUNT	(1,376)	(1,447)	(1,411)	(1,468)	(1,513)
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
	(1,529)	(1,803)	(1,770)	(1,832)	(1,888)
Other					
36110 INTEREST EARNINGS	322	-	449	-	-
36132 INTEREST EARNINGS-TAXES	10	-	9	-	-
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
	332	-	458	-	-
TOTAL REVENUES	<hr/> 35,613	<hr/> 35,809	<hr/> 36,300	<hr/> 36,345	<hr/> 37,454
EXPENSES					
Personnel Services					
59117 Personnel Services	10,539	11,396	8,385	11,511	11,857
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
	10,539	11,396	8,385	11,511	11,857
Contractual Services					
53101 ENGINEERING FEES	-	500	-	500	500
53109 LEGAL SERVICES	-	500	-	500	500
53201 AUDITORS SERVICES	205	264	264	275	275
53402 MARSH MAINT-LITTORAL ZONE	100	100	100	103	103
53403 CHEMICAL WEED CONTROL	6,398	6,398	6,398	6,589	6,589
53413 PRESERVE/EXOTIC MAINT	7,101	11,000	9,456	11,000	11,000
59126 Insurance	183	186	194	225	238
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
	13,987	18,948	16,412	19,192	19,205
Repairs & Maintenance					
54604 REPAIR & MAINT-CANAL/LAKE	-	500	-	500	500
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
	-	500	-	500	500
Capital Outlay					
56304 GIS	162	157	153	180	180
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
	162	157	153	180	180
Other					
59110 ADMINISTRAT TRANSFER OUT	3,101	4,565	2,950	4,692	4,692
59111 OPERATIONS TRANSFER OUT	674	993	642	1,020	1,020
99999 Add'l cash required/(available) for budget	7,150	(750)	-	(750)	-
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
	10,925	4,808	3,592	4,962	5,712
TOTAL EXPENSES	<hr/> 35,613	<hr/> 35,809	<hr/> 28,542	<hr/> 36,345	<hr/> 37,454

UNIT 29 - NORTHFORK DEVELOPMENT

	<u>Tax per Assessable Unit</u>				<u>Number of Assessable Units</u>	
	<u>FYE</u>	<u>FYE</u>	<u>Incr/(Decr)</u>		<u>FYE</u>	<u>FYE</u>
	<u>9/30/18</u>	<u>9/30/17</u>	<u>\$</u>	<u>%</u>	<u>9/30/18</u>	<u>9/30/17</u>
ALL NON EXEMPT PARCELS - Maint	\$289.22	\$284.94	\$4.28	2%	132	132

Budget Highlights:

- > New contract for aquatic weed control and marsh maintenance awarded in March 2013 for FYE 9/30/14, with option to renew annually four additional years.

Budget Notes:

- Most activity related to permits and plats is maintained in a separate fund not included in this budget presentation since most permit and plat activity is not funded by assessments.
- The unit of measurement that is applied against each assessable parcel of land to determine the assessment is based upon "computed acres". Each tract or parcel of land less than one acre is assessed as one computed acre and each tract or parcel of land containing more than one acre, including fractional portions, is assessed at the nearest whole number of acres, with a fraction of one half or more to be assessed as a full acre. As such, the District is required to assess any property that is less than an acre as one taxable unit – hence the use of the phrase "computed acre". Each residential unit has the same assessment whether it's a condo, town home, or single-family residence, unless the residential unit equals or exceeds 1.5 acres.
- Charges for personnel services, insurance, and administrative and operations transfers are based upon allocations using timesheet postings, value of structures, number of debt issues, total direct expenditures, unit history, and number of taxable units.

Improvements Maintained:

Northern maintains the following Improvements in Unit No. 29, Northfork: 1 Fixed Structure; Lakes and Marshes; Preserves; Culverts.

UNIT 31 - BALLENISLES COUNTRY CLUB

Fund Name:	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	2,489,404	2,379,642	2,378,371	1,816,615	644,838
31903 Delinquent Taxes - Prior Year	-	-	2,913	-	-
	2,489,404	2,379,642	2,381,284	1,816,615	644,838
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(10,252)	(22,656)	(22,632)	(17,296)	(6,140)
54903 TAX DISCOUNT	(92,161)	(91,521)	(87,498)	(69,867)	(24,800)
	(102,413)	(114,177)	(110,130)	(87,163)	(30,940)
Other					
32900 PERMIT FEES	1,500	-	-	-	-
36110 INTEREST EARNINGS	6,345	-	11,236	-	-
36132 INTEREST EARNINGS-TAXES	1,223	-	2,228	-	-
38115 FUND EQUITY TRANSFER IN	82,155	-	-	-	-
	91,223	-	13,464	-	-
TOTAL REVENUES	2,478,214	2,265,465	2,284,618	1,729,452	613,898
EXPENSES					
Personnel Services					
59117 Personnel Services	107,826	114,583	86,155	118,930	122,498
	107,826	114,583	86,155	118,930	122,498
Contractual Services					
53101 ENGINEERING FEES	61,612	220,000	107,819	30,000	30,000
53109 LEGAL SERVICES	8,105	10,000	2,156	10,000	10,000
53114 WATER QUALITY	2,266	2,266	2,266	2,334	2,334
53201 AUDITORS SERVICES	3,185	4,045	4,045	4,078	4,078
53409 LANDSCAPE MAINTENANCE	540	556	556	573	573
59126 Insurance	12,873	13,169	13,725	17,963	19,041
	88,581	250,036	130,567	64,948	66,026
Utilities					
54301 ELECTRICITY	139,313	171,400	126,493	173,840	173,840
	139,313	171,400	126,493	173,840	173,840
Supplies & Materials					
54905 LEGAL ADS	936	-	-	-	-
	936	-	-	-	-
Repairs & Maintenance					
54601 REPAIR & MAINT-AERATORS	110,931	174,000	119,081	135,460	135,460
54604 REPAIR & MAINT-CANAL/LAKE	350	30,000	27,500	5,000	5,000
54606 REPAIR & MAINT-BLDG	2,527	15,000	10,998	15,000	15,000
54608 REPAIR & MAINT - GENERAL	2,650	5,000	1,162	5,000	5,000
54610 REPAIR & MAINT-TELEMETRY	172	7,000	-	7,000	7,000
54611 REPAIR & MAINT-ROADS	130,348	10,000	33,353	10,000	10,000

UNIT 31

UNIT 31 - BALLENISLES COUNTRY CLUB

Fund Name:	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
UNIT 31 - MAINTENANCE FUND					
54613 REPAIR & MAINT-CULVERTS	-	10,000	-	10,000	10,000
54617 Repairs & Maint - Catch Basins	-	50,000	-	20,000	20,000
54618 R&M-AERATOR REFURBISHMENTS	-	-	-	25,000	25,000
	246,978	301,000	192,094	232,460	232,460
Capital Outlay					
56201 BUILDINGS	-	800,000	-	1,000,000	-
56301 IMPRVMENTS OTHER THAN BLDG	922,360	-	-	-	-
56302 ROADS/BRIDGES	-	-	-	1,020,000	-
56303 CULVERTS/STRUCTURES	-	6,000	-	-	-
56304 GIS	3,917	1,018	991	1,162	1,162
56401 MACHINERY & EQUIPMENT	73,831	74,000	73,823	111,000	-
	1,000,108	881,018	74,814	2,132,162	1,162
Other					
59110 ADMINISTRAT TRANSFER OUT	8,809	12,966	8,380	13,325	13,325
59111 OPERATIONS TRANSFER OUT	3,032	4,462	2,884	4,587	4,587
99999 Add'l cash required/(available) for budget	882,633	530,000	-	(1,010,800)	-
	894,474	547,428	11,264	(992,888)	17,912
TOTAL EXPENSES	2,478,216	2,265,465	621,387	1,729,452	613,898

Fund Name:	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
UNIT 31 - DEBT FUND					
REVENUES					
Other					
36110 INTEREST EARNINGS	167	-	-	-	-
	167	-	-	-	-
TOTAL REVENUES	167	-	-	-	-
EXPENSES					
Debt Service					
57101 DEBT SERVICE-PRINCIPAL	2,180,000	-	-	-	-
57201 DEBT SERVICE-INTEREST	55,862	-	-	-	-
	2,235,862	-	-	-	-
Other					
59115 FUND EQUITY TRANSFER OUT	82,155	-	-	-	-
99999 Add'l cash required/(available) for budget	(2,317,851)	-	-	-	-
	(2,235,696)	-	-	-	-
TOTAL EXPENSES	166	-	-	-	-

	Tax per Assessable Unit				Number of Assessable Units	
	FYE 9/30/18	FYE 9/30/17	Incr/(Decr) \$	%	FYE 9/30/18	FYE 9/30/17
Commercial - Maint	\$6,648.82	\$8,709.50	(\$2,060.68)	-24%	2	2

UNIT 31 - BALLENISLES COUNTRY CLUB

	<u>Tax per Assessable Unit</u>				<u>Number of Assessable Units</u>	
	<u>FYE</u>	<u>FYE</u>	<u>Incr/(Decr)</u>		<u>FYE</u>	<u>FYE</u>
	<u>9/30/18</u>	<u>9/30/17</u>	<u>\$</u>	<u>%</u>	<u>9/30/18</u>	<u>9/30/17</u>
ERU - Maint	\$970.35	\$1,271.09	(\$300.74)	-24%	1,575	1,575
GC - Maint	\$635.14	\$832.00	(\$196.86)	-24%	433	433

Budget Highlights:

- > Landscaping maintenance (a/c #53409) contract was awarded in Spring 2014 for FYE 9/30/15, with option to renew annually four additional years.
- > \$1,000,000 for guard house design and construction costs for guard house renovations.
- > \$1,020,000 for roadway overlay and sidewalk improvements.
- > The final payment on the bonds was 11/1/2015 using the debt service reserve fund.
- > 6 new aerators.

Budget Notes:

- Most activity related to permits and plats is maintained in a separate fund not included in this budget presentation since most permit and plat activity is not funded by assessments.
- The unit of measurement that is applied against each assessable parcel of land to determine the assessment is based upon "computed acres". Each tract or parcel of land less than one acre is assessed as one computed acre and each tract or parcel of land containing more than one acre, including fractional portions, is assessed at the nearest whole number of acres, with a fraction of one half or more to be assessed as a full acre. As such, the District is required to assess any property that is less than an acre as one taxable unit – hence the use of the phrase "computed acre". Each residential unit has the same assessment whether it's a condo, town home, or single-family residence, unless the residential unit equals or exceeds 1.5 acres.
- Charges for personnel services, insurance, and administrative and operations transfers are based upon allocations using timesheet postings, value of structures, number of debt issues, total direct expenditures, unit history, and number of taxable units.

Improvements Maintained:

Northern maintains the following Improvements in Unit No. 31, BallenIsles Country Club: 2 Operable Structures; 2 Operable Gates; 10 Fixed Structures; 81 Aerators; 3 Telemetry Stations; 5 Metritapes; Lakes; Culverts; 2 Landscape Sites; Major Roadways; Sidewalks; 2 Rain Gauges; 3 Guardhouses; 2 Entrance Features; 1 Dock; 1 Golf Cart Underpass.

UNIT 32 - ROEBUCK ROAD OUTFALL DITCH

Fund Name: UNIT 32 - MAINTENANCE FUND	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	11,407	11,679	11,270	14,670	16,429
	11,407	11,679	11,270	14,670	16,429
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(47)	(110)	(107)	(140)	(157)
54903 TAX DISCOUNT	(380)	(449)	(386)	(564)	(632)
	(427)	(559)	(493)	(704)	(789)
Other					
36110 INTEREST EARNINGS	38	-	53	-	-
36132 INTEREST EARNINGS-TAXES	6	-	6	-	-
	44	-	59	-	-
TOTAL REVENUES	11,024	11,120	10,836	13,966	15,640
EXPENSES					
Personnel Services					
59117 Personnel Services	3,918	4,555	3,660	5,043	5,194
	3,918	4,555	3,660	5,043	5,194
Contractual Services					
53109 LEGAL SERVICES	-	500	-	500	500
53201 AUDITORS SERVICES	45	73	73	82	82
53403 CHEMICAL WEED CONTROL	1,506	1,551	1,506	1,551	1,551
53405 MOWING SERVICES	2,099	2,163	2,141	2,228	2,228
53407 TRASH DISPOSAL	250	250	-	250	250
59126 Insurance	67	68	71	95	100
	3,967	4,605	3,791	4,706	4,711
Repairs & Maintenance					
54604 REPAIR & MAINT-CANAL/LAKE	100	5,000	2,600	5,000	5,000
54614 REPAIR & MAINT - GATE	500	500	-	500	500
	600	5,500	2,600	5,500	5,500
Capital Outlay					
56304 GIS	70	68	66	78	78
	70	68	66	78	78
Other					
59110 ADMINISTRAT TRANSFER OUT	53	79	51	81	81
59111 OPERATIONS TRANSFER OUT	51	75	48	77	77
99999 Add'l cash required/(available) for budget	2,365	(3,762)	-	(1,519)	-
	2,469	(3,608)	99	(1,361)	158
TOTAL EXPENSES	11,024	11,120	10,216	13,966	15,641

UNIT 32 - ROEBUCK ROAD OUTFALL DITCH

	<u>Tax per Assessable Unit</u>				<u>Number of Assessable Units</u>	
	<u>FYE</u>	<u>FYE</u>	<u>Incr/(Decr)</u>		<u>FYE</u>	<u>FYE</u>
	<u>9/30/18</u>	<u>9/30/17</u>	<u>\$</u>	<u>%</u>	<u>9/30/18</u>	<u>9/30/17</u>
ALL NON EXEMPT PARCELS - Maint	\$257.36	\$204.90	\$52.46	26%	57	57

Budget Highlights:

- > Mowing contract awarded in March 2013 for FYE 9/30/14, with option to renew annually four additional years.

Budget Notes:

- Most activity related to permits and plats is maintained in a separate fund not included in this budget presentation since most permit and plat activity is not funded by assessments.
- Part of this unit is overlapped by Unit 32A.
- The unit of measurement that is applied against each assessable parcel of land to determine the assessment is based upon "computed acres". Each tract or parcel of land less than one acre is assessed as one computed acre and each tract or parcel of land containing more than one acre, including fractional portions, is assessed at the nearest whole number of acres, with a fraction of one half or more to be assessed as a full acre. As such, the District is required to assess any property that is less than an acre as one taxable unit – hence the use of the phrase "computed acre". Each residential unit has the same assessment whether it's a condo, town home, or single-family residence, unless the residential unit equals or exceeds 1.5 acres.
- Charges for personnel services, insurance, and administrative and operations transfers are based upon allocations using timesheet postings, value of structures, number of debt issues, total direct expenditures, unit history, and number of taxable units.

Improvements Maintained:

Northern maintains the following Improvements in Unit No. 32, Roebuck Road Outfall Ditch: Canal Rights-Of-Way; Reventment Matting.

UNIT 32A - PALM COVE

Fund Name: UNIT 32A - MAINTENANCE FUND	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	9,839	10,076	9,381	4,595	3,157
	9,839	10,076	9,381	4,595	3,157
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(40)	(96)	(87)	(44)	(30)
54903 TAX DISCOUNT	(341)	(388)	(347)	(177)	(122)
	(381)	(484)	(434)	(221)	(152)
Other					
36110 INTEREST EARNINGS	44	-	75	-	-
36132 INTEREST EARNINGS-TAXES	11	-	11	-	-
	55	-	86	-	-
TOTAL REVENUES	9,513	9,592	9,033	4,374	3,005
EXPENSES					
Contractual Services					
53201 AUDITORS SERVICES	29	21	21	22	22
53405 MOWING SERVICES	2,099	2,163	2,141	2,228	2,228
59126 Insurance	7	6	6	8	8
	2,135	2,190	2,168	2,258	2,258
Other					
59110 ADMINISTRAT TRANSFER OUT	170	250	162	257	257
59111 OPERATIONS TRANSFER OUT	324	477	308	490	490
99999 Add'l cash required/(available) for budget	6,884	6,675	-	1,369	-
	7,378	7,402	470	2,116	747
TOTAL EXPENSES	9,513	9,592	2,638	4,374	3,005

	<u>Tax per Assessable Unit</u>				<u>Number of Assessable Units</u>	
	<u>FYE</u>	<u>FYE</u>	<u>Incr/(Decr)</u>		<u>FYE</u>	<u>FYE</u>
	<u>9/30/18</u>	<u>9/30/17</u>	<u>\$</u>	<u>%</u>	<u>9/30/18</u>	<u>9/30/17</u>
ALL NON EXEMPT PARCELS - Maint	\$158.45	\$347.45	(\$189.00)	-54%	29	29

Budget Highlights:

> Mowing contract awarded in March 2013 for FYE 9/30/14, with option to renew annually four additional years.

Budget Notes:

- Most activity related to permits and plats is maintained in a separate fund not included in this budget presentation since most permit and plat activity is not funded by assessments.
- Because this unit overlaps Unit 32, the Unit 32 budget and tax rates are also applicable.
- The unit of measurement that is applied against each assessable parcel of land to determine the assessment is based upon "computed acres". Each tract or parcel of land less than one acre is assessed as one computed acre and each tract or parcel of land containing more than one acre, including fractional portions, is assessed at the nearest whole number of acres, with a fraction of one half or more to be assessed as a full acre. As such, the District is required to assess any property that is less than an acre as one taxable unit - hence the use of the phrase "computed acre". Each residential unit has the same assessment whether it's a condo, town home, or single-family residence, unless the residential unit equals or exceeds 1.5 acres.

UNIT 32A - PALM COVE

- Charges for personnel services, insurance, and administrative and operations transfers are based upon allocations using timesheet postings, value of structures, number of debt issues, total direct expenditures, unit history, and number of taxable units.

Improvements Maintained:

Northern maintains the following Improvements in Unit No. 32A, Palm Cove: 1 Fixed Structure; Lake; Culverts.

UNIT 33 - CYPRESS COVE

Fund Name: UNIT 33 - MAINTENANCE FUND	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	13,007	13,293	13,293	13,944	14,561
	13,007	13,293	13,293	13,944	14,561
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(54)	(126)	(128)	(133)	(139)
54903 TAX DISCOUNT	(467)	(511)	(472)	(536)	(560)
	(521)	(637)	(600)	(669)	(699)
Other					
36110 INTEREST EARNINGS	105	-	148	-	-
36132 INTEREST EARNINGS-TAXES	-	-	5	-	-
	105	-	153	-	-
TOTAL REVENUES	12,591	12,656	12,846	13,275	13,862
EXPENSES					
Personnel Services					
59117 Personnel Services	4,765	5,905	3,965	6,032	6,213
	4,765	5,905	3,965	6,032	6,213
Contractual Services					
53201 AUDITORS SERVICES	55	98	98	101	101
53403 CHEMICAL WEED CONTROL	1,692	1,743	1,692	1,743	1,743
53413 PRESERVE/EXOTIC MAINT	2,340	3,000	2,348	3,000	3,000
59126 Insurance	90	93	97	112	118
	4,177	4,934	4,235	4,956	4,962
Repairs & Maintenance					
54604 REPAIR & MAINT-CANAL/LAKE	-	500	-	500	500
	-	500	-	500	500
Capital Outlay					
56304 GIS	96	94	91	108	108
	96	94	91	108	108
Other					
59110 ADMINISTRAT TRANSFER OUT	1,036	1,525	986	1,567	1,567
59111 OPERATIONS TRANSFER OUT	338	498	322	512	512
99999 Add'l cash required/(available) for budget	2,178	(800)	-	(400)	-
	3,552	1,223	1,308	1,679	2,079
TOTAL EXPENSES	12,590	12,656	9,599	13,275	13,862

FYE 9/30/18	Tax per Assessable Unit		Number of Assessable Units	
	FYE 9/30/17	Incr/(Decr) \$ %	FYE 9/30/18	FYE 9/30/17

UNIT 33 - CYPRESS COVE

	<u>Tax per Assessable Unit</u>				<u>Number of Assessable Units</u>	
	<u>FYE</u>	<u>FYE</u>	<u>Incr/(Decr)</u>		<u>FYE</u>	<u>FYE</u>
	<u>9/30/18</u>	<u>9/30/17</u>	<u>\$</u>	<u>%</u>	<u>9/30/18</u>	<u>9/30/17</u>
ALL NON EXEMPT PARCELS - Maint	\$176.50	\$168.27	\$8.23	5%	79	79

Budget Highlights:

- > Using excess accumulated fund balance to offset assessments.

Budget Notes:

- Most activity related to permits and plats is maintained in a separate fund not included in this budget presentation since most permit and plat activity is not funded by assessments.
- The unit of measurement that is applied against each assessable parcel of land to determine the assessment is based upon "computed acres". Each tract or parcel of land less than one acre is assessed as one computed acre and each tract or parcel of land containing more than one acre, including fractional portions, is assessed at the nearest whole number of acres, with a fraction of one half or more to be assessed as a full acre. As such, the District is required to assess any property that is less than an acre as one taxable unit – hence the use of the phrase "computed acre". Each residential unit has the same assessment whether it's a condo, town home, or single-family residence, unless the residential unit equals or exceeds 1.5 acres.
- Charges for personnel services, insurance, and administrative and operations transfers are based upon allocations using timesheet postings, value of structures, number of debt issues, total direct expenditures, unit history, and number of taxable units.

Improvements Maintained:

Northern maintains the following Improvements in Unit No. 33, Cypress Cove: 1 Fixed Structure; Lakes; Preserves; Culverts.

UNIT 34 - HIDDEN KEY

Fund Name:	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	148,562	148,872	148,872	150,098	151,411
	148,562	148,872	148,872	150,098	151,411
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(597)	(1,417)	(1,423)	(1,429)	(1,442)
54903 TAX DISCOUNT	(4,947)	(5,726)	(4,848)	(5,773)	(5,824)
	(5,544)	(7,143)	(6,271)	(7,202)	(7,266)
Other					
32900 PERMIT FEES	-	-	250	-	-
36110 INTEREST EARNINGS	281	-	420	-	-
36132 INTEREST EARNINGS-TAXES	222	-	166	-	-
	503	-	836	-	-
TOTAL REVENUES	143,521	141,729	143,437	142,896	144,145
EXPENSES					
Personnel Services					
59117 Personnel Services	60,073	62,607	58,991	36,547	37,644
	60,073	62,607	58,991	36,547	37,644
Contractual Services					
53101 ENGINEERING FEES	1,072	2,000	1,078	2,000	2,000
53109 LEGAL SERVICES	416	500	903	5,000	5,000
53118 OTHER PROFESSIONAL SVCS	-	-	-	20,000	20,000
53201 AUDITORS SERVICES	989	1,312	1,312	1,469	1,469
53409 LANDSCAPE MAINTENANCE	11,380	11,721	11,721	12,073	12,073
59126 Insurance	310	444	463	1,000	1,060
	14,167	15,977	15,477	41,542	41,602
Utilities					
54101 TELEPHONE	1,036	1,044	1,038	1,044	1,044
54301 ELECTRICITY	514	700	381	713	713
54302 WATER/SEWER	2,316	3,600	2,254	3,600	3,600
	3,866	5,344	3,673	5,357	5,357
Repairs & Maintenance					
54608 REPAIR & MAINT - GENERAL	2,034	10,717	4,895	6,717	6,717
54611 REPAIR & MAINT-ROADS	3,390	5,000	3,489	19,000	10,000
54614 REPAIR & MAINT - GATE	1,061	7,500	8,254	10,000	10,000
	6,485	23,217	16,638	35,717	26,717
Capital Outlay					
56304 GIS	116	110	107	127	127
56401 MACHINERY & EQUIPMENT	-	20,000	-	-	-
	116	20,110	107	127	127

UNIT 34

HIDDEN KEY

UNIT 34 - HIDDEN KEY

Fund Name:	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
UNIT 34 - MAINTENANCE FUND					
Debt Service					
57101 DEBT SERVICE-PRINCIPAL	21,668	21,668	21,668	21,668	21,668
57201 DEBT SERVICE-INTEREST	12,339	11,267	11,400	10,400	9,533
	34,007	32,935	33,068	32,068	31,201
Other					
59110 ADMINISTRAT TRANSFER OUT	517	761	492	782	782
59111 OPERATIONS TRANSFER OUT	473	697	450	716	716
99999 Add'l cash required/(available) for budget	23,816	(19,919)	-	(9,960)	-
	24,806	(18,461)	942	(8,462)	1,498
TOTAL EXPENSES	143,520	141,729	128,896	142,896	144,146

	<u>Tax per Assessable Unit</u>				<u>Number of Assessable Units</u>	
	FYE 9/30/18	FYE 9/30/17	<u>Incr/(Decr)</u>		FYE 9/30/18	FYE 9/30/17
			\$	%		
PER CONDO - Maint	\$825.54	\$818.80	\$6.74	1%	20	20
SINGLE FAM - Maint	\$1,829.96	\$1,815.01	\$14.95	1%	73	73

Budget Highlights:

- > Landscaping maintenance (a/c #53409) contract was awarded in Spring 2014 for FYE 9/30/15, with option to renew annually four additional years.
- > Budget includes \$20,000 in other professional services (a/c #53118) for property manager services.
- > Expenditures from the 2014 loan proceeds for road overlay and culvert repairs are recorded separately in the Unit 34 Capital Projects Fund, not included in this budget document.
- > Using excess accumulated fund balance to offset assessments.

Budget Notes:

- Most activity related to permits and plats is maintained in a separate fund not included in this budget presentation since most permit and plat activity is not funded by assessments.
- The unit of measurement that is applied against each assessable parcel of land to determine the assessment is based upon "computed acres". Each tract or parcel of land less than one acre is assessed as one computed acre and each tract or parcel of land containing more than one acre, including fractional portions, is assessed at the nearest whole number of acres, with a fraction of one half or more to be assessed as a full acre. As such, the District is required to assess any property that is less than an acre as one taxable unit – hence the use of the phrase "computed acre". Each residential unit has the same assessment whether it's a condo, town home, or single-family residence, unless the residential unit equals or exceeds 1.5 acres.
- Charges for personnel services, insurance, and administrative and operations transfers are based upon allocations using timesheet postings, value of structures, number of debt issues, total direct expenditures, unit history, and number of taxable units.

Improvements Maintained:

Northern maintains the following Improvements in Unit No. 34, Hidden Key: Roadways; Sidewalks; Entrance Landscaping; Security Gate; Culverts; 1 Landscape Site; Entrance Lights.

Debt Outstanding as of 9/30/17:

Description	Interest Rates	Outstanding	Final Maturity
2014 loan for road overlay and culvert repairs	3.00%	\$259,998	8/1/2029

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

Year Ending September 30,	Principal	Interest	Total
2018	\$21,668	\$10,400	\$32,068

UNIT 34 - HIDDEN KEY

2019	\$21,668	\$9,533	\$31,201
2020	\$21,668	\$8,666	\$30,334
2021	\$21,668	\$7,800	\$29,468
THEREAFTER	\$173,326	\$31,197	\$204,523
Total	<u>\$259,998</u>	<u>\$67,596</u>	<u>\$327,594</u>

UNIT 38 - HARBOUR ISLES

Fund Name: UNIT 38 - MAINTENANCE FUND	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	48,966	50,107	50,107	50,116	35,322
	48,966	50,107	50,107	50,116	35,322
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(200)	(478)	(473)	(478)	(337)
54903 TAX DISCOUNT	(1,759)	(1,927)	(1,771)	(1,927)	(1,358)
	(1,959)	(2,405)	(2,244)	(2,405)	(1,695)
Other					
36110 INTEREST EARNINGS	578	-	427	-	-
36132 INTEREST EARNINGS-TAXES	61	-	31	-	-
	639	-	458	-	-
TOTAL REVENUES	47,646	47,702	48,321	47,711	33,627
EXPENSES					
Personnel Services					
59117 Personnel Services	19,320	16,143	11,033	21,262	21,900
	19,320	16,143	11,033	21,262	21,900
Contractual Services					
53101 ENGINEERING FEES	23,886	1,000	2,803	3,000	3,000
53109 LEGAL SERVICES	7,137	1,000	1,102	500	500
53201 AUDITORS SERVICES	222	200	200	204	204
59126 Insurance	159	294	306	364	386
	31,404	2,494	4,411	4,068	4,090
Repairs & Maintenance					
54608 REPAIR & MAINT - GENERAL	-	-	-	500	500
54611 REPAIR & MAINT-ROADS	6,000	5,000	4,200	5,000	5,000
	6,000	5,000	4,200	5,500	5,500
Capital Outlay					
56302 ROADS/BRIDGES	188,973	-	-	-	-
56304 GIS	123	117	114	135	135
	189,096	117	114	135	135
Other					
59110 ADMINISTRAT TRANSFER OUT	936	1,378	891	1,416	1,416
59111 OPERATIONS TRANSFER OUT	388	570	368	586	586
99999 Add'l cash required/(available) for budget	(199,498)	22,000	-	14,744	-
	(198,174)	23,948	1,259	16,746	2,002
TOTAL EXPENSES	47,646	47,702	21,017	47,711	33,627

UNIT 38 - HARBOUR ISLES

	<u>Tax per Assessable Unit</u>				<u>Number of Assessable Units</u>	
	<u>FYE</u>	<u>FYE</u>	<u>Incr/(Decr)</u>		<u>FYE</u>	<u>FYE</u>
	<u>9/30/18</u>	<u>9/30/17</u>	<u>\$</u>	<u>%</u>	<u>9/30/18</u>	<u>9/30/17</u>
ALL NON EXEMPT PARCELS - Maint	\$506.22	\$506.13	\$0.09	0%	99	99

Budget Highlights:

- > Building fund balance for bridge reserve.

Budget Notes:

- Most activity related to permits and plats is maintained in a separate fund not included in this budget presentation since most permit and plat activity is not funded by assessments.
- The unit of measurement that is applied against each assessable parcel of land to determine the assessment is based upon "computed acres". Each tract or parcel of land less than one acre is assessed as one computed acre and each tract or parcel of land containing more than one acre, including fractional portions, is assessed at the nearest whole number of acres, with a fraction of one half or more to be assessed as a full acre. As such, the District is required to assess any property that is less than an acre as one taxable unit – hence the use of the phrase "computed acre". Each residential unit has the same assessment whether it's a condo, town home, or single-family residence, unless the residential unit equals or exceeds 1.5 acres.
- Charges for personnel services, insurance, and administrative and operations transfers are based upon allocations using timesheet postings, value of structures, number of debt issues, total direct expenditures, unit history, and number of taxable units.

Improvements Maintained:

Northern maintains the following Improvements in Unit No. 38, Harbour Isles: 10 Fixed Structures; Roadways with Exfiltration Trenches; Sidewalks; Culverts; Bridge.

UNIT 41 - MYSTIC COVE

Fund Name: UNIT 41 - MAINTENANCE FUND	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	5,723	5,845	5,845	5,320	4,526
	5,723	5,845	5,845	5,320	4,526
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(23)	(55)	(56)	(49)	(42)
54903 TAX DISCOUNT	(203)	(225)	(207)	(205)	(174)
	(226)	(280)	(263)	(254)	(216)
Other					
36110 INTEREST EARNINGS	65	-	94	-	-
36132 INTEREST EARNINGS-TAXES	5	-	-	-	-
	70	-	94	-	-
TOTAL REVENUES	5,567	5,565	5,676	5,066	4,310
EXPENSES					
Personnel Services					
59117 Personnel Services	1,600	1,883	1,067	1,889	1,946
	1,600	1,883	1,067	1,889	1,946
Contractual Services					
53201 AUDITORS SERVICES	26	28	28	31	31
59126 Insurance	42	40	42	49	51
	68	68	70	80	82
Capital Outlay					
56304 GIS	49	46	45	53	53
	49	46	45	53	53
Other					
59110 ADMINISTRAT TRANSFER OUT	959	1,412	913	1,451	1,451
59111 OPERATIONS TRANSFER OUT	514	756	489	778	778
99999 Add'l cash required/(available) for budget	2,376	1,400	-	815	-
	3,849	3,568	1,402	3,044	2,229
TOTAL EXPENSES	5,566	5,565	2,584	5,066	4,310

	<u>Tax per Assessable Unit</u>				<u>Number of Assessable Units</u>	
	<u>FYE</u>	<u>FYE</u>	<u>Incr/(Decr)</u>		<u>FYE</u>	<u>FYE</u>
	<u>9/30/18</u>	<u>9/30/17</u>	<u>\$</u>	<u>%</u>	<u>9/30/18</u>	<u>9/30/17</u>
ALL NON EXEMPT PARCELS - Maint	\$136.41	\$149.88	(\$13.47)	-9%	39	39

Budget Highlights:

- > Building a fund balance reserve for contingencies.

Budget Notes:

- Most activity related to permits and plats is maintained in a separate fund not included in this budget presentation since most permit and plat activity is not funded by assessments.

UNIT 41 - MYSTIC COVE

- The unit of measurement that is applied against each assessable parcel of land to determine the assessment is based upon "computed acres". Each tract or parcel of land less than one acre is assessed as one computed acre and each tract or parcel of land containing more than one acre, including fractional portions, is assessed at the nearest whole number of acres, with a fraction of one half or more to be assessed as a full acre. As such, the District is required to assess any property that is less than an acre as one taxable unit – hence the use of the phrase "computed acre". Each residential unit has the same assessment whether it's a condo, town home, or single-family residence, unless the residential unit equals or exceeds 1.5 acres.
- Charges for personnel services, insurance, and administrative and operations transfers are based upon allocations using timesheet postings, value of structures, number of debt issues, total direct expenditures, unit history, and number of taxable units.

Improvements Maintained:

Northern maintains the following Improvements in Unit No. 41, Mystic Cove: Culverts; Fixed Structure.

UNIT 43 - MIRASOL

Fund Name:	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	679,718	720,600	720,601	1,026,623	1,022,214
31901 AGREEMENT ASSESSMENTS	4,095	3,457	4,261	3,457	3,442
31903 Delinquent Taxes - Prior Year	197	-	-	-	-
	684,010	724,057	724,862	1,030,080	1,025,656
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(2,814)	(6,861)	(6,904)	(9,776)	(9,734)
54903 TAX DISCOUNT	(25,661)	(27,714)	(26,989)	(39,484)	(39,314)
	(28,475)	(34,575)	(33,893)	(49,260)	(49,048)
Other					
32900 PERMIT FEES	250	-	750	-	-
36110 INTEREST EARNINGS	1,413	-	2,250	-	-
36132 INTEREST EARNINGS-TAXES	198	-	219	-	-
	1,861	-	3,219	-	-
TOTAL REVENUES	657,396	689,482	694,188	980,820	976,608
EXPENSES					
Personnel Services					
59117 Personnel Services	154,700	179,309	133,589	195,628	201,497
	154,700	179,309	133,589	195,628	201,497
Contractual Services					
53101 ENGINEERING FEES	131	10,000	438	10,000	10,000
53109 LEGAL SERVICES	611	5,000	-	2,000	2,000
53115 FINANCIAL CONS./ADVISOR	214	125	146	150	150
53201 AUDITORS SERVICES	4,510	5,750	5,750	6,016	6,016
53403 CHEMICAL WEED CONTROL	125,525	125,525	125,525	129,291	129,291
53405 MOWING SERVICES	6,596	6,798	6,729	7,002	7,002
53407 TRASH DISPOSAL	-	500	450	1,000	1,000
53409 LANDSCAPE MAINTENANCE	3,720	3,832	3,832	3,947	3,947
53413 PRESERVE/EXOTIC MAINT	194,684	210,000	174,320	215,000	215,000
57301 TRUSTEE FEES	1,000	1,000	1,050	1,000	1,000
59126 Insurance	31,679	32,133	33,490	35,588	37,724
	368,670	400,663	351,730	410,994	413,130
Utilities					
54101 TELEPHONE	1,163	1,164	-	-	-
54301 ELECTRICITY	28,564	31,500	13,861	30,570	30,570
	29,727	32,664	13,861	30,570	30,570
Supplies & Materials					
54201 POSTAGE	72	-	-	-	-
54908 GOV'MNTL REGISTRATION FEE	85	85	85	85	85
55201 FUEL-PUMP STATIONS	175	5,000	1,139	5,000	5,000
55207 FERTILIZER	1,439	1,483	1,468	1,528	1,528

UNIT 43 - MIRASOL

Fund Name:	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
UNIT 43 - MAINTENANCE FUND	1,771	6,568	2,692	6,613	6,613
Repairs & Maintenance					
54602 REPAIR & MAINT-PUMP STATN	3,596	10,464	3,665	15,464	15,464
54604 REPAIR & MAINT-CANAL/LAKE	700	10,000	-	10,000	10,000
54606 REPAIR & MAINT-BLDG	248	10,260	9,156	252,760	9,000
54608 REPAIR & MAINT - GENERAL	2,250	7,000	2,025	7,000	7,000
54610 REPAIR & MAINT-TELEMETRY	3,783	13,000	1,479	20,000	9,000
54611 REPAIR & MAINT-ROADS	-	5,000	-	165,000	165,000
54614 REPAIR & MAINT - GATE	-	500	-	500	500
54615 REPAIR & MAINT - IRRIGATION	-	-	-	-	100,000
54619 R&M-GENERATORS	-	-	-	4,000	4,000
	10,577	56,224	16,325	474,724	319,964
Capital Outlay					
56303 CULVERTS/STRUCTURES	-	6,000	-	-	-
56304 GIS	948	911	888	1,046	1,046
	948	6,911	888	1,046	1,046
Other					
59110 ADMINISTRAT TRANSFER OUT	1,710	2,517	1,627	2,587	2,587
59111 OPERATIONS TRANSFER OUT	794	1,169	756	1,201	1,201
99999 Add'l cash required/(available) for budget	88,501	3,457	-	(142,543)	-
	91,005	7,143	2,383	(138,755)	3,788
TOTAL EXPENSES	657,398	689,482	521,468	980,820	976,608
Fund Name: UNIT 43 - DEBT FUND					
REVENUES					
Assessments					
31900 ASSMNTS/CURR/REG/DEL	1,545,351	1,542,377	1,542,377	1,288,040	1,298,658
31901 AGREEMENT ASSESSMENTS	12,470	12,470	12,470	12,470	12,573
31903 Delinquent Taxes - Prior Year	503	-	-	-	-
	1,558,324	1,554,847	1,554,847	1,300,510	1,311,231
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(6,396)	(14,688)	(14,776)	(12,265)	(12,366)
54903 TAX DISCOUNT	(58,060)	(59,320)	(57,504)	(49,538)	(49,946)
	(64,456)	(74,008)	(72,280)	(61,803)	(62,312)
Other					
36110 INTEREST EARNINGS	(7,146)	-	8,045	-	-
36111 Net (incr) decr - fv of inves	19,279	-	-	-	-
36132 INTEREST EARNINGS-TAXES	485	-	503	-	-
	12,618	-	8,548	-	-
TOTAL REVENUES	1,506,486	1,480,839	1,491,115	1,238,707	1,248,919

UNIT 43 - MIRASOL

Fund Name: UNIT 43 - DEBT FUND	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
EXPENSES					
Debt Service					
57101 DEBT SERVICE-PRINCIPAL	735,000	770,000	770,000	825,000	865,000
57201 DEBT SERVICE-INTEREST	789,508	756,380	756,380	418,557	383,918
	1,524,508	1,526,380	1,526,380	1,243,557	1,248,918
Other					
99999 Add'l cash required/(available) for budget	(18,023)	(45,541)	-	(4,850)	-
	(18,023)	(45,541)	-	(4,850)	-
TOTAL EXPENSES	1,506,485	1,480,839	1,526,380	1,238,707	1,248,918

	<u>Tax per Assessable Unit</u>				<u>Number of Assessable Units</u>	
	<u>FYE</u>	<u>FYE</u>	<u>Incr/(Decr)</u>		<u>FYE</u>	<u>FYE</u>
	<u>9/30/18</u>	<u>9/30/17</u>	<u>\$</u>	<u>%</u>	<u>9/30/18</u>	<u>9/30/17</u>
COMMERCIAL - Maint	\$4,828.89	\$3,388.54				
COMMERCIAL - Debt	\$4,876.26	\$5,837.51				
Total	\$9,705.15	\$9,226.05	\$479.10	5%	15	15
CONDO - Maint	\$263.24	\$184.77				
CONDO - Debt	\$354.90	\$424.97				
Total	\$618.14	\$609.74	\$8.40	1%	32	32
GOLF/PRIVATE - Maint	\$776.18	\$544.81				
GOLF/PRIVATE - Debt	\$1,046.46	\$1,253.10				
Total	\$1,822.64	\$1,797.91	\$24.73	1%	328	328
MULTI FAM - Maint	\$3,095.77	\$2,172.97				
MULTI FAM - Debt	\$1,667.80	\$1,997.13				
Total	\$4,763.57	\$4,170.10	\$593.47	14%	31	31
SINGLE FAM - Maint	\$1,996.86	\$1,401.63				
SINGLE FAM - Debt	\$2,761.03	\$3,306.22				
Total	\$4,757.89	\$4,707.85	\$50.04	1%	83	83
SINGLE FAM OTHER - Maint	\$1,537.16	\$1,078.95				
SINGLE FAM OTHER - Debt	\$2,072.39	\$2,481.60				
Total	\$3,609.55	\$3,560.55	\$49.00	1%	280	280

Budget Highlights:

- > Landscaping maintenance (a/c #53409) contract was awarded in Spring 2014 for FYE 9/30/15, with option to renew annually four additional years.
- > Mowing contract awarded in March 2013 for FYE 9/30/14, with option to renew annually four additional years.

UNIT 43 - MIRASOL

- > This budget reflects a 2017 bond refunding scheduled to occur on 8/1/2017. Debt refunding is similar to refinancing to take advantage of lower interest rates. Unit 43's old debt defeased had remaining interest rates of 4.25%-5%, whereas the new refunding debt issued is at 2.48%. The refunding results in a cash flow savings of \$2,878,509, and an economic gain of \$2,177,386 over the remaining life of the debt.
- > \$252,500 for master pump station roof replacement.
- > \$20,000 for telemetry dock repairs and EIM purchase.
- > \$15,000 for evaluation of electrical/telemetry components at pump station.

Budget Notes:

- Most activity related to permits and plats is maintained in a separate fund not included in this budget presentation since most permit and plat activity is not funded by assessments.
- With the exception of condo units, the unit of measurement that is applied against each assessable parcel of land to determine the assessment is equal to actual acreage for each property control number. For condo units, the unit of measurement that is applied against each assessable parcel of land to determine the assessment is equal to 1 for each property control number.
- The "multi-family" is a Kolter apartment complex. "Single family other" is the Mirasol (Taylor Woodrow) Golf and Country Club gated community. "Single family" is the Mirabella (Kenco Communities) gated subdivision not in the country club.
- The District has a special agreement with the Mirasol shopping center that requires payment to the District an annual drainage fee. The annual drainage fee in the sum of a debt component which is the fixed sum of \$12,470 per year (and will cease upon retirement of the bond indebtedness that Northern has incurred for Unit 43), and a maintenance component which is based on an allocation formula. Special agreement assessments are invoiced directly by the District.
- Not all land tax categories change from year to year at the same percentage because the allocation of assessments for debt is different than for maintenance. For example, multi-family homes bear ~9% of the total maintenance budget, and ~4% of the total debt budget. The allocation percentages for debt were affected by a developer paydown in 2001.
- Charges for personnel services, insurance, and administrative and operations transfers are based upon allocations using timesheet postings, value of structures, number of debt issues, total direct expenditures, unit history, and number of taxable units.

Improvements Maintained:

Northern maintains the following Improvements in Unit No. 43, Mirasol: 3 Operable Structures; 3 Operable Gates; 3 Pump Stations with 8 Pumps; 23 Preserve Structures; Preserves; 6 Telemetry Stations; 8 Metritapes; 6 Landscape Sites; 1 Fuel Tank; 1 Permanent Backup Generator; 104 Light Poles; Irrigation System, including Irrigation Pumps; 5 Docks; Lakes.

Debt Outstanding as of 9/30/17:

Description	Interest Rates	Outstanding	Final Maturity
2007A Refunding Bonds	4.55%	\$2,950,000	8/1/2021
2017B Refunding Bonds	2.48%	\$11,465,000	8/1/2031
Total outstanding		<u>\$14,415,000</u>	

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

Year Ending September 30,	Principal	Interest	Total
2018	\$825,000	\$418,557	\$1,243,557
2019	\$865,000	\$383,917	\$1,248,917
2020	\$900,000	\$347,561	\$1,247,561
2021	\$940,000	\$309,613	\$1,249,613
THEREAFTER	\$10,885,000	\$1,540,204	\$12,425,204
Total	<u>\$14,415,000</u>	<u>\$2,999,852</u>	<u>\$17,414,852</u>

UNIT 44 - THE BEAR'S CLUB UNIT

Fund Name:	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	62,904	68,057	67,344	56,911	48,438
	62,904	68,057	67,344	56,911	48,438
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(259)	(648)	(648)	(541)	(460)
54903 TAX DISCOUNT	(2,036)	(2,617)	(2,128)	(2,189)	(1,863)
	(2,295)	(3,265)	(2,776)	(2,730)	(2,323)
Other					
32900 PERMIT FEES	1,000	-	250	-	-
32901 PLAT FEES	500	-	-	-	-
36110 INTEREST EARNINGS	767	-	1,114	-	-
36132 INTEREST EARNINGS-TAXES	34	-	14	-	-
	2,301	-	1,378	-	-
TOTAL REVENUES	62,910	64,792	65,946	54,181	46,115
EXPENSES					
Personnel Services					
59117 Personnel Services	26,314	30,407	17,647	30,467	31,381
	26,314	30,407	17,647	30,467	31,381
Contractual Services					
53101 ENGINEERING FEES	-	5,000	-	2,000	2,000
53109 LEGAL SERVICES	2,670	5,000	250	1,000	1,000
53115 FINANCIAL CONS./ADVISOR	107	125	146	150	150
53201 AUDITORS SERVICES	977	1,452	1,452	1,460	1,460
57301 TRUSTEE FEES	1,000	1,000	1,000	1,000	1,000
59126 Insurance	269	296	308	329	348
	5,023	12,873	3,156	5,939	5,958
Capital Outlay					
56304 GIS	249	236	230	270	270
	249	236	230	270	270
Other					
59110 ADMINISTRAT TRANSFER OUT	3,924	5,776	3,733	5,936	5,936
59111 OPERATIONS TRANSFER OUT	2,174	2,500	1,616	2,569	2,569
99999 Add'l cash required/(available) for budget	25,224	13,000	-	9,000	-
	31,322	21,276	5,349	17,505	8,505
TOTAL EXPENSES	62,908	64,792	26,382	54,181	46,114

Fund Name:	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
REVENUES					

UNIT 44 - THE BEAR'S CLUB UNIT

Fund Name:	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
UNIT 44 - DEBT FUND					
Assessments					
31900 ASSMTS/CURR/REG/DEL	620,982	615,720	609,271	627,984	640,807
	620,982	615,720	609,271	627,984	640,807
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(2,560)	(5,862)	(5,861)	(5,981)	(6,103)
54903 TAX DISCOUNT	(20,097)	(23,681)	(19,251)	(24,152)	(24,645)
	(22,657)	(29,543)	(25,112)	(30,133)	(30,748)
Other					
36110 INTEREST EARNINGS	3,181	-	2,516	-	-
36111 Net (incr) decr - fv of inves	(6,886)	-	-	-	-
36132 INTEREST EARNINGS-TAXES	334	-	131	-	-
	(3,371)	-	2,647	-	-
TOTAL REVENUES	594,954	586,177	586,806	597,851	610,059
EXPENSES					
Debt Service					
57101 DEBT SERVICE-PRINCIPAL	240,495	255,519	255,519	276,064	292,635
57201 DEBT SERVICE-INTEREST	366,262	350,690	350,618	334,670	317,424
	606,757	606,209	606,137	610,734	610,059
Other					
99999 Add'l cash required/(available) for budget	(11,803)	(20,032)	-	(12,883)	-
	(11,803)	(20,032)	-	(12,883)	-
TOTAL EXPENSES	594,954	586,177	606,137	597,851	610,059

	<u>Tax per Assessable Unit</u>				<u>Number of Assessable Units</u>	
	<u>FYE 9/30/18</u>	<u>FYE 9/30/17</u>	<u>Incr/(Decr)</u>		<u>FYE 9/30/18</u>	<u>FYE 9/30/17</u>
			\$	%		
GOLF COURSE - per acre - Maint	\$137.57	\$164.52				
GOLF COURSE - per acre - Debt	\$1,518.05	\$1,488.40				
Total	\$1,655.62	\$1,652.92	\$2.70	0%	122	122
RES COTTAGES - per acre - Maint	\$181.68	\$217.26				
RES COTTAGES - per acre - Debt	\$2,004.73	\$1,965.59				
Total	\$2,186.41	\$2,182.85	\$3.56	0%	24	24
SINGLE FAM RES - Maint	\$596.12	\$712.86				
SINGLE FAM RES - Debt	\$6,577.80	\$6,449.35				
Total	\$7,173.92	\$7,162.21	\$11.71	0%	44	44
SINGLE FAM RES - DBL LOT - Maint	\$1,192.24	\$1,425.72				
SINGLE FAM RES - DBL LOT - Debt	\$13,155.60	\$12,898.70				

UNIT 44 - THE BEAR'S CLUB UNIT

	<u>Tax per Assessable Unit</u>				<u>Number of Assessable Units</u>	
	<u>FYE</u>	<u>FYE</u>	<u>Incr/(Decr)</u>		<u>FYE</u>	<u>FYE</u>
	<u>9/30/18</u>	<u>9/30/17</u>	<u>\$</u>	<u>%</u>	<u>9/30/18</u>	<u>9/30/17</u>
Total	\$14,347.84	\$14,324.42	\$23.42	0%	8	8

Budget Notes:

- Most activity related to permits and plats is maintained in a separate fund not included in this budget presentation since most permit and plat activity is not funded by assessments.
- The unit of measurement that is applied against each assessable parcel of land to determine the assessment is equal to 1 for each property control number.
- Charges for personnel services, insurance, and administrative and operations transfers are based upon allocations using timesheet postings, value of structures, number of debt issues, total direct expenditures, unit history, and number of taxable units.

Improvements Maintained:

Northern maintains the following Improvements in Unit No. 44, The Bear's Club Unit: Culverts; 3 Fixed Structures; Roadways; Lakes; Preserves.

Debt Outstanding as of 9/30/17:

Description	Interest Rates	Outstanding	Final Maturity
Water Cntrl and Impr Refunding Bonds - Series 2010B (Taxable)	6.510%	\$2,145,911	8/1/2024
Water Cntrl and Impr Refunding Bonds - Series 2012A (Tax-exe)	1.5% - 4.5%	\$4,460,000	8/1/2031
Total outstanding		\$6,605,911	

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

Year Ending September 30,	Principal	Interest	Total
2018	\$276,064	\$334,670	\$610,734
2019	\$292,635	\$317,424	\$610,059
2020	\$310,006	\$299,272	\$609,278
2021	\$329,112	\$279,341	\$608,453
THEREAFTER	\$5,398,092	\$1,460,967	\$6,859,059
Total	\$6,605,909	\$2,691,674	\$9,297,583

UNIT 45 - PASEOS

Fund Name: UNIT 45 - MAINTENANCE FUND	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	125,718	135,688	135,688	200,701	192,322
31903 Delinquent Taxes - Prior Year	388	-	-	-	-
	126,106	135,688	135,688	200,701	192,322
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(520)	(1,293)	(1,295)	(1,912)	(1,832)
54903 TAX DISCOUNT	(4,633)	(5,219)	(5,032)	(7,719)	(7,397)
	(5,153)	(6,512)	(6,327)	(9,631)	(9,229)
Other					
36110 INTEREST EARNINGS	507	-	696	-	-
36132 INTEREST EARNINGS-TAXES	65	-	91	-	-
	572	-	787	-	-
TOTAL REVENUES	121,525	129,176	130,148	191,070	183,093
EXPENSES					
Personnel Services					
59117 Personnel Services	39,836	44,795	37,000	54,458	56,092
	39,836	44,795	37,000	54,458	56,092
Contractual Services					
53101 ENGINEERING FEES	-	500	328	7,500	7,500
53109 LEGAL SERVICES	129	500	392	1,000	1,000
53115 FINANCIAL CONS./ADVISOR	107	-	-	-	-
53201 AUDITORS SERVICES	1,032	1,292	1,292	1,322	1,322
53402 MARSH MAINT-LITTORAL ZONE	347	347	347	358	358
53403 CHEMICAL WEED CONTROL	7,261	7,261	7,261	7,479	7,479
53413 PRESERVE/EXOTIC MAINT	44,956	45,000	25,370	45,000	45,000
57301 TRUSTEE FEES	167	-	-	-	-
59126 Insurance	578	534	557	659	698
	54,577	55,434	35,547	63,318	63,357
Repairs & Maintenance					
54604 REPAIR & MAINT-CANAL/LAKE	-	3,000	-	3,000	3,000
54608 REPAIR & MAINT - GENERAL	-	500	-	-	-
54611 REPAIR & MAINT-ROADS	13,900	20,000	39,993	59,650	50,000
54620 R & M - Preserve Structures	-	-	-	15,000	5,000
	13,900	23,500	39,993	77,650	58,000
Capital Outlay					
56304 GIS	402	385	376	442	442
	402	385	376	442	442
Other					
59110 ADMINISTRAT TRANSFER OUT	2,153	3,169	2,048	3,257	3,257
59111 OPERATIONS TRANSFER OUT	1,762	1,893	1,223	1,945	1,945

UNIT 45 - PASEOS

Fund Name:	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
UNIT 45 - MAINTENANCE FUND					
99999 Add'l cash required/(available) for budget	8,896	-	-	(10,000)	-
	12,811	5,062	3,271	(4,798)	5,202
TOTAL EXPENSES	121,526	129,176	116,187	191,070	183,093

Fund Name:	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
UNIT 45 - DEBT FUND					
REVENUES					
Assessments					
31900 ASSMNTS/CURR/REG/DEL	298,119	284,261	284,261	275,382	286,997
31903 Delinquent Taxes - Prior Year	920	-	-	-	-
	299,039	284,261	284,261	275,382	286,997
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(1,233)	(2,707)	(2,712)	(2,621)	(2,732)
54903 TAX DISCOUNT	(10,980)	(10,933)	(10,541)	(10,591)	(11,038)
	(12,213)	(13,640)	(13,253)	(13,212)	(13,770)
Other					
36110 INTEREST EARNINGS	1,886	-	615	-	-
36132 INTEREST EARNINGS-TAXES	155	-	190	-	-
38500 Proceeds of Refunding Bonds	3,503,598	-	-	-	-
	3,505,639	-	805	-	-
TOTAL REVENUES	3,792,465	270,621	271,813	262,170	273,227

EXPENSES

Debt Service					
57101 DEBT SERVICE-PRINCIPAL	-	156,558	156,558	161,772	167,159
57201 DEBT SERVICE-INTEREST	98,198	116,670	116,670	111,456	106,069
	98,198	273,228	273,228	273,228	273,228
Other					
57103 ADVANCE REFUNDING ESCROW	212,456	-	-	-	-
57303 COST OF ISSUANCE	31,188	-	-	-	-
58901 Payment to Escrow Agent	3,425,000	-	-	-	-
99999 Add'l cash required/(available) for budget	25,624	(2,607)	-	(11,058)	-
	3,694,268	(2,607)	-	(11,058)	-
TOTAL EXPENSES	3,792,466	270,621	273,228	262,170	273,228

	<u>Tax per Assessable Unit</u>				<u>Number of Assessable Units</u>	
	<u>FYE 9/30/18</u>	<u>FYE 9/30/17</u>	<u>Incr/(Decr)</u>		<u>FYE 9/30/18</u>	<u>FYE 9/30/17</u>
			<u>\$</u>	<u>%</u>		
ALL NON EXEMPT PARCELS - Maint	\$617.54	\$417.50				
ALL NON EXEMPT PARCELS - Debt	\$847.33	\$874.65				
Total	\$1,464.87	\$1,292.15	\$172.72	13%	325	325

UNIT 45 - PASEOS

Budget Highlights:

- > New contract for aquatic weed control and marsh maintenance awarded in March 2013 for FYE 9/30/14, with option to renew annually four additional years.
- > This budget reflects a 2016 bond refunding. Debt refunding is similar to refinancing to take advantage of lower interest rates. Unit 45's old debt defeased had remaining interest rates of 4%-4.5%, whereas the new refunding debt issued is at 3.33%. The refunding resulted in a cash flow savings of \$380,723, and an economic gain of \$300,011 over the remaining life of the debt.
- > \$59,650 for roadway and sidewalk repair and maintenance.
- > \$15,000 for preserve structures repair and replacement.

Budget Notes:

- Most activity related to permits and plats is maintained in a separate fund not included in this budget presentation since most permit and plat activity is not funded by assessments.
- The unit of measurement that is applied against each assessable parcel of land to determine the assessment is based upon "computed acres". Each tract or parcel of land less than one acre is assessed as one computed acre and each tract or parcel of land containing more than one acre, including fractional portions, is assessed at the nearest whole number of acres, with a fraction of one half or more to be assessed as a full acre. As such, the District is required to assess any property that is less than an acre as one taxable unit – hence the use of the phrase "computed acre". Each residential unit has the same assessment whether it's a condo, town home, or single-family residence, unless the residential unit equals or exceeds 1.5 acres.
- Charges for personnel services, insurance, and administrative and operations transfers are based upon allocations using timesheet postings, value of structures, number of debt issues, total direct expenditures, unit history, and number of taxable units.

Improvements Maintained:

Northern maintains the following Improvements in Unit No. 45, Paseos: Culverts; Roads; Sidewalks; Lakes; Preserves; Street Signage.

Debt Outstanding as of 9/30/17:

Description	Interest Rates	Outstanding	Final Maturity
5D/45 Multi-unit Refunding Bonds - Series 2016	3.33%	\$3,347,041	8/1/2033

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

Year Ending September 30,	Principal	Interest	Total
2018	\$161,772	\$111,456	\$273,228
2019	\$167,159	\$106,069	\$273,228
2020	\$172,725	\$100,503	\$273,228
2021	\$178,477	\$94,751	\$273,228
THEREAFTER	\$2,666,908	\$611,830	\$3,278,738
Total	<u>\$3,347,041</u>	<u>\$1,024,609</u>	<u>\$4,371,650</u>

UNIT 46 - JUPITER COUNTRY CLUB

Fund Name: UNIT 46 - MAINTENANCE FUND	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	70,872	96,341	96,341	55,818	23,691
	70,872	96,341	96,341	55,818	23,691
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(293)	(918)	(922)	(532)	(226)
54903 TAX DISCOUNT	(2,684)	(3,705)	(3,636)	(2,147)	(911)
	(2,977)	(4,623)	(4,558)	(2,679)	(1,137)
Other					
36110 INTEREST EARNINGS	192	-	426	-	-
36132 INTEREST EARNINGS-TAXES	21	-	22	-	-
	213	-	448	-	-
TOTAL REVENUES	68,108	91,718	92,231	53,139	22,554
EXPENSES					
Personnel Services					
59117 Personnel Services	12,702	12,501	7,062	12,508	12,883
	12,702	12,501	7,062	12,508	12,883
Contractual Services					
53101 ENGINEERING FEES	3,973	1,000	-	1,000	1,000
53109 LEGAL SERVICES	9,720	500	-	500	500
53115 FINANCIAL CONS./ADVISOR	107	250	292	300	300
53201 AUDITORS SERVICES	856	1,132	1,132	1,254	1,254
57301 TRUSTEE FEES	1,000	2,000	1,025	2,000	2,000
59126 Insurance	361	553	576	669	709
	16,017	5,435	3,025	5,723	5,763
Repairs & Maintenance					
54608 REPAIR & MAINT - GENERAL	-	-	-	2,000	2,000
	-	-	-	2,000	2,000
Capital Outlay					
56302 ROADS/BRIDGES	-	10,000	-	-	-
56304 GIS	495	741	722	838	838
	495	10,741	722	838	838
Other					
59110 ADMINISTRAT TRANSFER OUT	431	635	410	653	653
59111 OPERATIONS TRANSFER OUT	276	406	262	417	417
99999 Add'l cash required/(available) for budget	38,187	62,000	-	31,000	-
	38,894	63,041	672	32,070	1,070
TOTAL EXPENSES	68,108	91,718	11,481	53,139	22,554

UNIT 46 - JUPITER COUNTRY CLUB

Fund Name: UNIT 46 - DEBT FUND	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	965,397	802,502	802,502	793,533	802,123
	965,397	802,502	802,502	793,533	802,123
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(3,990)	(7,640)	(7,693)	(7,554)	(7,636)
54903 TAX DISCOUNT	(36,573)	(30,864)	(29,938)	(30,519)	(30,849)
	(40,563)	(38,504)	(37,631)	(38,073)	(38,485)
Other					
36110 INTEREST EARNINGS	22,497	-	3,317	-	-
36111 Net (incr) decr - fv of inves	(16,011)	-	-	-	-
36132 INTEREST EARNINGS-TAXES	238	-	151	-	-
38500 Proceeds of Refunding Bonds	13,060,000	-	-	-	-
	13,066,724	-	3,468	-	-
TOTAL REVENUES	13,991,558	763,998	768,339	755,460	763,638

EXPENSES

Debt Service

57101 DEBT SERVICE-PRINCIPAL	200,000	225,000	225,000	340,000	350,000
57201 DEBT SERVICE-INTEREST	732,266	405,475	405,475	425,438	413,638
	932,266	630,475	630,475	765,438	763,638

Other

38600 Bond Discount	258,012	-	-	-	-
57103 ADVANCE REFUNDING ESCROW	1,342,493	-	-	-	-
57303 COST OF ISSUANCE	307,394	-	-	-	-
58901 Payment to Escrow Agent	11,946,317	-	-	-	-
99999 Add'l cash required/(available) for budget	(794,924)	133,523	-	(9,978)	-
	13,059,292	133,523	-	(9,978)	-

TOTAL EXPENSES

Tax per Assessable Unit

Number of Assessable Units

	FYE		Incr/(Decr)		FYE	
	9/30/18	9/30/17	\$	%	9/30/18	9/30/17
Multi Family Pod F - JCC Condos - Maint	\$91.11	\$163.14				
Multi Family Pod F - JCC Condos - Debt	\$1,086.74	\$1,099.02				
Total	\$1,177.85	\$1,262.16	(\$84.31)	-7%	101	85
Multi Family Pod F - Undeveloped - Maint	\$645.97	\$1,204.05				
Multi Family Pod F - Undeveloped - Debt	\$7,704.42	\$8,110.98				
Total	\$8,350.39	\$9,315.03	(\$964.64)	-10%	7	9
Single Family Lots - Maint	\$92.81	\$166.18				

UNIT 46 - JUPITER COUNTRY CLUB

	<u>Tax per Assessable Unit</u>				<u>Number of Assessable Units</u>	
	<u>FYE</u>	<u>FYE</u>	<u>Incr/(Decr)</u>		<u>FYE</u>	<u>FYE</u>
	<u>9/30/18</u>	<u>9/30/17</u>	<u>\$</u>	<u>%</u>	<u>9/30/18</u>	<u>9/30/17</u>
Single Family Lots - Debt	\$1,106.94	\$1,119.45				
Total	\$1,199.75	\$1,285.63	(\$85.88)	-7%	407	407
Sonoma Isles (fka Lakewood) - Maint	\$21.38	\$38.24				
Sonoma Isles (fka Lakewood) - Debt	\$866.43	\$1,592.45				
Total	\$887.81	\$1,630.69	(\$742.87)	-46%	209	115

Budget Highlights:

- > This budget reflects a 2016 bond refunding. Debt refunding is similar to refinancing to take advantage of lower interest rates. Unit 46's old debt defeased had remaining interest rates of 5.6%-8.25%, whereas the new refunding debt issued is at 4%. The refunding resulted in a cash flow savings of \$2,986,161, and an economic gain of \$1,739,453 over the remaining life of the debt.
- > Tax rate calculations reflect the First Amendment To Agreement Between Northern Palm Beach County Improvement District And Lakewood Jupiter Development Company And Jupiter 19 Park, LLC For Inclusion Of Real Property As A Part Of Unit Of Development No. 46

Budget Notes:

- Most activity related to permits and plats is maintained in a separate fund not included in this budget presentation since most permit and plat activity is not funded by assessments.
- With the exception of property that has not been subdivided into lots, the unit of measurement that is applied against each assessable parcel of land to determine the assessment is equal to 1 for each property control number. For property that has not been subdivided into lots, the unit of measurement that is applied against each assessable parcel of land to determine the assessment is equal to actual acreage for each property control number.

Improvements Maintained:

Northern maintains the following Improvement in Unit No. 46, Jupiter Country Club: Golf Cart Underpass at Indiantown Road.

Debt Outstanding as of 9/30/17:

<u>Description</u>	<u>Interest Rates</u>	<u>Outstanding</u>	<u>Final Maturity</u>
Water Cntrl and Impr Refunding Bonds - Series 2016B	4.00%	\$905,000	8/1/2021
Water Cntrl and Impr Refunding Bonds - Series 2016A	2.00% - 3.625%	\$11,930,000	8/1/2041
Total outstanding		\$12,835,000	

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

<u>Year Ending September 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2018	\$340,000	\$425,438	\$765,438
2019	\$350,000	\$413,638	\$763,638
2020	\$365,000	\$401,438	\$766,438
2021	\$520,000	\$388,738	\$908,738
THEREAFTER	\$11,260,000	\$4,548,556	\$15,808,556
Total	\$12,835,000	\$6,177,808	\$19,012,808

UNIT 47 - JUPITER ISLES

Fund Name:	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	34,336	34,882	34,810	38,173	44,171
31903 Delinquent Taxes - Prior Year	208	-	-	-	-
	34,544	34,882	34,810	38,173	44,171
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(142)	(332)	(334)	(365)	(422)
54903 TAX DISCOUNT	(1,269)	(1,342)	(1,289)	(1,468)	(1,699)
	(1,411)	(1,674)	(1,623)	(1,833)	(2,121)
Other					
36110 INTEREST EARNINGS	739	-	980	-	-
36132 INTEREST EARNINGS-TAXES	68	-	25	-	-
	807	-	1,005	-	-
TOTAL REVENUES	33,940	33,208	34,192	36,340	42,050
EXPENSES					
Personnel Services					
59117 Personnel Services	19,633	23,198	17,374	24,298	25,027
	19,633	23,198	17,374	24,298	25,027
Contractual Services					
53101 ENGINEERING FEES	1,696	1,000	5,322	1,000	1,000
53109 LEGAL SERVICES	906	500	9,482	500	500
53201 AUDITORS SERVICES	108	262	262	276	276
53409 LANDSCAPE MAINTENANCE	960	989	989	1,258	1,258
59126 Insurance	1,392	1,399	1,458	1,526	1,618
	5,062	4,150	17,513	4,560	4,652
Utilities					
54301 ELECTRICITY	452	300	90	408	408
	452	300	90	408	408
Supplies & Materials					
54201 POSTAGE	39	-	-	-	-
	39	-	-	-	-
Repairs & Maintenance					
54602 REPAIR & MAINT-PUMP STATN	-	1,000	-	-	-
54604 REPAIR & MAINT-CANAL/LAKE	-	-	-	500	500
54608 REPAIR & MAINT - GENERAL	700	4,000	175	4,000	4,000
54610 REPAIR & MAINT-TELEMETRY	196	3,000	-	6,000	6,000
54611 REPAIR & MAINT-ROADS	-	-	-	500	500
54617 Repairs & Maint - Catch Basins	-	20,000	-	-	-
	896	28,000	175	11,000	11,000
Capital Outlay					

UNIT 47 - JUPITER ISLES

Fund Name:	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
UNIT 47 - MAINTENANCE FUND					
56304 GIS	694	666	649	659	659
	694	666	649	659	659
Other					
59110 ADMINISTRAT TRANSFER OUT	124	182	118	187	187
59111 OPERATIONS TRANSFER OUT	77	114	74	117	117
99999 Add'l cash required/(available) for budget	6,960	(23,402)	-	(4,889)	-
	7,161	(23,106)	192	(4,585)	304
TOTAL EXPENSES	33,937	33,208	35,993	36,340	42,050

	<u>Tax per Assessable Unit</u>				<u>Number of Assessable Units</u>	
	<u>FYE 9/30/18</u>	<u>FYE 9/30/17</u>	<u>Incr/(Decr)</u>		<u>FYE 9/30/18</u>	<u>FYE 9/30/17</u>
			\$	%		
ALL NON EXEMPT PARCELS - Maint	\$78.87	\$72.07	\$6.80	9%	484	484

Budget Highlights:

- > Landscaping maintenance (a/c #53409) contract was awarded in Spring 2014 for FYE 9/30/15, with option to renew annually four additional years.
- > Taxable units for 2016 reflect the reduction of 78 computed acres changed to exempt common area belonging to Rialto Community Association.

Budget Notes:

- Most activity related to permits and plats is maintained in a separate fund not included in this budget presentation since most permit and plat activity is not funded by assessments.
- The unit of measurement that is applied against each assessable parcel of land to determine the assessment is based upon "computed acres". Each tract or parcel of land less than one acre is assessed as one computed acre and each tract or parcel of land containing more than one acre, including fractional portions, is assessed at the nearest whole number of acres, with a fraction of one half or more to be assessed as a full acre. As such, the District is required to assess any property that is less than an acre as one taxable unit – hence the use of the phrase "computed acre". Each residential unit has the same assessment whether it's a condo, town home, or single-family residence, unless the residential unit equals or exceeds 1.5 acres.
- Charges for personnel services, insurance, and administrative and operations transfers are based upon allocations using timesheet postings, value of structures, number of debt issues, total direct expenditures, unit history, and number of taxable units.

Improvements Maintained:

Northern maintains the following Improvements in Unit No. 47, Jupiter Isles: 2 RTU Sites; 2 Metritapes; 3 Operable Gates; 1 Operable Structure; 3 Landscape Sites; 1 Dock.

UNIT 49 - NPBC BUSINESS PARK

Fund Name: UNIT 49 - MAINTENANCE FUND	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	64,139	65,605	63,687	69,264	72,282
	64,139	65,605	63,687	69,264	72,282
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(266)	(626)	(611)	(660)	(689)
54903 TAX DISCOUNT	(2,566)	(2,523)	(2,547)	(2,664)	(2,780)
	(2,832)	(3,149)	(3,158)	(3,324)	(3,469)
Other					
32900 PERMIT FEES	500	-	500	-	-
36110 INTEREST EARNINGS	247	-	381	-	-
36132 INTEREST EARNINGS-TAXES	2	-	1	-	-
	749	-	882	-	-
TOTAL REVENUES	62,056	62,456	61,411	65,940	68,813
EXPENSES					
Personnel Services					
59117 Personnel Services	24,641	28,130	18,929	28,297	29,146
	24,641	28,130	18,929	28,297	29,146
Contractual Services					
53101 ENGINEERING FEES	106	500	68	500	500
53109 LEGAL SERVICES	-	500	-	500	500
53201 AUDITORS SERVICES	343	499	499	509	509
53403 CHEMICAL WEED CONTROL	5,841	6,016	5,841	6,016	6,016
53405 MOWING SERVICES	2,399	2,472	2,447	2,546	2,546
53407 TRASH DISPOSAL	-	500	-	500	500
53413 PRESERVE/EXOTIC MAINT	16,389	25,000	6,543	25,000	25,000
59126 Insurance	212	214	223	257	273
	25,290	35,701	15,621	35,828	35,844
Repairs & Maintenance					
54604 REPAIR & MAINT-CANAL/LAKE	-	2,000	-	2,000	2,000
	-	2,000	-	2,000	2,000
Capital Outlay					
56304 GIS	96	93	91	107	107
	96	93	91	107	107
Other					
59110 ADMINISTRAT TRANSFER OUT	964	1,419	917	1,458	1,458
59111 OPERATIONS TRANSFER OUT	170	251	162	258	258
99999 Add'l cash required/(available) for budget	10,896	(5,138)	-	(2,008)	-
	12,030	(3,468)	1,079	(292)	1,716

UNIT 49 - NPBC BUSINESS PARK

Fund Name:	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
UNIT 49 - MAINTENANCE FUND					
TOTAL EXPENSES	62,057	62,456	35,720	65,940	68,813

	<u>Tax per Assessable Unit</u>				<u>Number of Assessable Units</u>	
	<u>FYE</u>	<u>FYE</u>	<u>Incr/(Decr)</u>		<u>FYE</u>	<u>FYE</u>
	<u>9/30/18</u>	<u>9/30/17</u>	<u>\$</u>	<u>%</u>	<u>9/30/18</u>	<u>9/30/17</u>
Parcels East of Congress - Maint	\$1,406.69	\$1,284.82	\$121.87	9%	40	42
Parcels West of Congress - Maint	\$340.79	\$322.78	\$18.01	6%	37	37

Budget Highlights:

- > Using excess accumulated fund balance to offset assessments. Offset will gradually decrease to -0- as the excess dissipates.
- > Mowing contract awarded in March 2013 for FYE 9/30/14, with option to renew annually four additional years.

Budget Notes:

- Most activity related to permits and plats is maintained in a separate fund not included in this budget presentation since most permit and plat activity is not funded by assessments.
- The unit of measurement that is applied against each assessable parcel of land to determine the assessment is equal to actual acreage for each property control number.
- The Second Amendment to the Engineer's Report was approved in January 2009, and resulted in a revised allocation and apportionment of benefits. Pursuant to this Amended Engineer's Report, parcels east of Congress receive 81.88% of the Unit 49 Determined Benefit, and parcels west of Congress receive the remaining 18.12%. Assessments prior to 2009 were divided equally based on acreage.
- Charges for personnel services, insurance, and administrative and operations transfers are based upon allocations using timesheet postings, value of structures, number of debt issues, total direct expenditures, unit history, and number of taxable units.

Improvements Maintained:

Northern maintains the following Improvements in Unit No. 49, Northern Palm Beach County Business Park: Lakes and Preserves.

UNIT 51 - FRENCHMAN'S HARBOR

Fund Name: UNIT 51 - MAINTENANCE FUND	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	13,014	13,028	13,028	13,339	9,943
	13,014	13,028	13,028	13,339	9,943
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(54)	(123)	(122)	(127)	(95)
54903 TAX DISCOUNT	(430)	(501)	(436)	(513)	(382)
	(484)	(624)	(558)	(640)	(477)
Other					
32900 PERMIT FEES	250	-	-	-	-
36110 INTEREST EARNINGS	28	-	51	-	-
36132 INTEREST EARNINGS-TAXES	-	-	10	-	-
	278	-	61	-	-
TOTAL REVENUES	12,808	12,404	12,531	12,699	9,466
EXPENSES					
Personnel Services					
59117 Personnel Services	5,182	5,328	3,439	5,383	5,544
	5,182	5,328	3,439	5,383	5,544
Contractual Services					
53101 ENGINEERING FEES	754	500	24	500	500
53106 ENGINEERING-PERMIT INSPECTION	322	-	-	-	-
53109 LEGAL SERVICES	98	500	-	500	500
53201 AUDITORS SERVICES	56	58	58	68	68
59126 Insurance	89	80	83	99	105
	1,319	1,138	165	1,167	1,173
Capital Outlay					
56304 GIS	95	93	90	237	237
	95	93	90	237	237
Other					
59110 ADMINISTRAT TRANSFER OUT	864	1,272	822	1,307	1,307
59111 OPERATIONS TRANSFER OUT	797	1,173	758	1,205	1,205
99999 Add'l cash required/(available) for budget	4,550	3,400	-	3,400	-
	6,211	5,845	1,580	5,912	2,512
TOTAL EXPENSES	12,807	12,404	5,274	12,699	9,466

	<u>Tax per Assessable Unit</u>				<u>Number of Assessable Units</u>	
	FYE 9/30/18	FYE 9/30/17	Incr/(Decr)		FYE 9/30/18	FYE 9/30/17
			\$	%		
Multi Family Homes - Maint	\$120.94	\$118.12	\$2.82	2%	30	30
Single Family Homes - Maint	\$202.31	\$197.59	\$4.72	2%	48	48

UNIT 51 - FRENCHMAN'S HARBOR

Budget Highlights:

- > Building a fund balance reserve for contingencies.

Budget Notes:

- Most activity related to permits and plats is maintained in a separate fund not included in this budget presentation since most permit and plat activity is not funded by assessments.
- The unit of measurement that is applied against each assessable parcel of land to determine the assessment is based upon "computed acres". Each tract or parcel of land less than one acre is assessed as one computed acre and each tract or parcel of land containing more than one acre, including fractional portions, is assessed at the nearest whole number of acres, with a fraction of one half or more to be assessed as a full acre. As such, the District is required to assess any property that is less than an acre as one taxable unit – hence the use of the phrase "computed acre". Each residential unit has the same assessment whether it's a condo, town home, or single-family residence, unless the residential unit equals or exceeds 1.5 acres.
- Charges for personnel services, insurance, and administrative and operations transfers are based upon allocations using timesheet postings, value of structures, number of debt issues, total direct expenditures, unit history, and number of taxable units.

Improvements Maintained:

Northern maintains the following Improvement in Unit No. 51, Frenchman's Harbor: Exfiltration Trench.

UNIT 53 - ARDEN

Fund Name: UNIT 53 - MAINT FUND	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	-	14,414	14,253	51,659	46,757
	-	14,414	14,253	51,659	46,757
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	-	(135)	(140)	(493)	(446)
54903 TAX DISCOUNT	-	(554)	(281)	(1,987)	(1,798)
	-	(689)	(421)	(2,480)	(2,244)
Other					
32901 PLAT FEES	-	-	250	-	-
32901 PERMIT FEES	-	-	250	-	-
36110 INTEREST EARNINGS	-	-	37	-	-
	-	-	537	-	-
TOTAL REVENUES	-	13,725	14,369	49,179	44,513
EXPENSES					
Personnel Services					
59117 Personnel Services	-	2,000	923	8,148	8,393
	-	2,000	923	8,148	8,393
Contractual Services					
53115 FINANCIAL CONS./ADVISOR	-	125	146	150	150
53201 AUDITORS SERVICES	-	500	500	566	566
53407 TRASH DISPOSAL	-	-	-	1,000	1,000
57301 TRUSTEE FEES	-	500	700	700	700
59126 Insurance	-	100	104	1,467	1,555
	-	1,225	1,450	3,883	3,971
Repairs & Maintenance					
54608 REPAIR & MAINT - GENERAL	-	-	-	5,000	5,000
54610 REPAIR & MAINT-TELEMETRY	-	-	-	10,000	10,000
54613 REPAIR & MAINT-CULVERTS	-	-	-	10,000	10,000
	-	-	-	25,000	25,000
Capital Outlay					
56304 GIS	-	-	-	1,496	1,496
	-	-	-	1,496	1,496
Other					
59110 ADMINISTRAT TRANSFER OUT	-	4,000	2,585	4,111	4,111
59111 OPERATIONS TRANSFER OUT	-	1,500	969	1,541	1,541
99999 Add'l cash required/(available) for budget	-	5,000	-	5,000	-
	-	10,500	3,554	10,652	5,652
TOTAL EXPENSES	-	13,725	5,927	49,179	44,512

UNIT 53

ARDEN

UNIT 53 - ARDEN

Fund Name: UNIT 53 - DEBT FUND	Actual FY 2016	Adopted Budget FY 2017	YTD + Enc FY 2017	Proposed Budget FY 2018	Estimated Budget FY 2019
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	-	1,391,027	1,375,480	1,380,267	1,816,434
	-	1,391,027	1,375,480	1,380,267	1,816,434
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	-	(13,246)	(13,484)	(13,140)	(17,292)
54903 TAX DISCOUNT	-	(53,499)	(27,140)	(53,085)	(69,860)
	-	(66,745)	(40,624)	(66,225)	(87,152)
Other					
36110 INTEREST EARNINGS	3,436	-	9,118	-	-
36132 INTEREST EARNINGS-TAXES	-	-	31	-	-
38400 DEBT PROCEEDS	3,210,256	-	-	-	-
	3,213,692	-	9,149	-	-
TOTAL REVENUES	3,213,692	1,324,282	1,344,005	1,314,042	1,729,282

EXPENSES

Debt Service

57101 DEBT SERVICE-PRINCIPAL	-	-	-	-	405,000
57201 DEBT SERVICE-INTEREST	823,998	1,324,282	1,324,282	1,324,282	1,324,282
	823,998	1,324,282	1,324,282	1,324,282	1,729,282

Other

99999 Add'l cash required/(available) for budget	2,389,693	-	-	(10,240)	-
	2,389,693	-	-	(10,240)	-

TOTAL EXPENSES

Tax per Assessable Unit

Number of Assessable Units

	FYE		Incr/(Decr)		FYE	
	9/30/18	9/30/17	\$	%	9/30/18	9/30/17
Lots -SF res - traditional - Maint	\$26.61	\$0.00				
Lots -SF res - traditional - Debt	\$711.04	\$0.00				
Total	\$737.66	\$0.00	\$737.66		252	0
Lots -SF res - ZLL - Maint	\$25.02	\$0.00				
Lots -SF res - ZLL - Debt	\$668.49	\$0.00				
Total	\$693.51	\$0.00	\$693.51		213	0
Undeveloped undesignated - Maint	\$57.04	\$12.06				
Undeveloped undesignated - Debt	\$1,524.02	\$1,163.87				
Total	\$1,581.06	\$1,175.93	\$405.13	34%	695	1,195

Budget Notes:

UNIT 53

ARDEN

UNIT 53 - ARDEN

- Most activity related to permits and plats is maintained in a separate fund not included in this budget presentation since most permit and plat activity is not funded by assessments.
- Charges for personnel services, insurance, and administrative and operations transfers are based upon allocations using timesheet postings, value of structures, number of debt issues, total direct expenditures, unit history, and number of taxable units.

Improvements Maintained:

Northern maintains the following Improvement in Unit No. 53, Arden: Stormwater Management System; Roads; Fixed Weir.

Debt Outstanding as of 9/30/17:

Description	Interest Rates	Outstanding	Final Maturity
Water Cntrl and Impr Refunding Bonds - Series 2015	4.65 - 5.50%	\$24,785,000	8/1/2046

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

Year Ending September 30,	Principal	Interest	Total
2018	\$0	\$1,324,283	\$1,324,283
2019	\$405,000	\$1,324,283	\$1,729,283
2020	\$425,000	\$1,305,450	\$1,730,450
2021	\$445,000	\$1,285,688	\$1,730,688
THEREAFTER	\$23,510,000	\$20,172,795	\$43,682,795
Total	<u>\$24,785,000</u>	<u>\$25,412,499</u>	<u>\$50,197,499</u>

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Assessment Rate Presentation

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

TAX RATE HISTORY

TAX PER ASSESSABLE UNIT

		MAINTENANCE AND DEBT COMBINED TOTAL									
		17-18	16-17	15-16	14-15	13-14	12-13	11-12	10-11	09-10	
Unit(s)	Description	SRC									
1	ALL NON EXEMPT PARCELS	\$ 57.89	\$ 55.80	\$ 55.20	\$ 56.22	\$ 67.01	\$ 66.98	\$ 70.63	\$ 55.26	\$ 47.81	
2	ALL NON EXEMPT PARCELS	\$ 33.04	\$ 32.05	\$ 31.31	\$ 32.50	\$ 32.48	\$ 32.38	\$ 33.81	\$ 33.87	\$ 33.89	
2 and 2B	ALL NON EXEMPT PARCELS	\$ 33.04	\$ 32.05	\$ 31.31	\$ 32.50	\$ 32.48	\$ 32.38	\$ 33.81	\$ 33.87	\$ 33.89	
2 and 2A	ALL NON EXEMPT PARCELS	\$ 134.04	\$ 131.67	\$ 131.86	\$ 137.96	\$ 137.92	\$ 150.87	\$ 158.27	\$ 157.50	\$ 157.52	
2 and 2A	MFR	\$ 134.04	\$ 131.67	\$ 131.86	\$ 137.96	\$ 137.92	\$ 150.87	\$ 158.27	\$ 157.50	\$ 157.52	
2 and 2A	SFC	\$ 134.04	\$ 131.67	\$ 131.86	\$ 137.96	\$ 137.92	\$ 150.87	\$ 158.27	\$ 157.50	\$ 157.52	
2, 2A and 2C	Undeveloped, unassigned - Rate per Nearest Whole Acre	\$ 134.04	\$ 131.67	\$ 131.86	\$ 137.96	\$ 137.92	\$ 150.87	\$ 158.27	\$ 157.50	\$ 157.52	
2, 2A and 2C	Undeveloped, unassigned - Rate per Actual Acreage	\$ 10,450.81	\$ 7,060.61				\$ 2,029.27				
2, 2A and 2C	Community Only - Biotech A - Rate per Nearest Whole Acre	\$ 134.04	\$ 131.67								
2, 2A and 2C	Community Only - Biotech A - Rate per Actual Acreage	\$ 7,904.44	\$ 9,623.35								
2, 2A and 2C	Community Only - Biotech B - Rate per Nearest Whole Acre	\$ 134.04	\$ 131.67								
2, 2A and 2C	Community Only - Biotech B - Rate per Actual Acreage	\$ 7,750.40	\$ 9,435.82								
2, 2A and 2C	Community Only - Office - Rate per Nearest Whole Acre	\$ 134.04	\$ 131.67								
2, 2A and 2C	Community Only - Office - Rate per Actual Acreage	\$ 8,759.08	\$ 10,663.84								
2, 2A and 2C	Community Only - Hotel - Rate per Nearest Whole Acre	\$ 134.04	\$ 131.67								
2, 2A and 2C	Community Only - Hotel - Rate per Actual Acreage	\$ 29,399.89	\$ 35,793.24								
2, 2A and 2C	Community Only - Commercial/Retail - Rate per Nearest Whole Acre	\$ 134.04	\$ 131.67								
2, 2A and 2C	Community Only - Commercial/Retail - Rate per Actual Acreage	\$ 7,994.96	\$ 9,733.55								
2, 2A and 2C	Community Only - Apartment - Rate per Nearest Whole Acre	\$ 134.04	\$ 131.67								
2, 2A and 2C	Community Only - Apartment - Rate per Actual Acreage	\$ 8,235.23	\$ 9,801.65								
2, 2A and 2C	Community Only - Townhome - Residential - Rate per Nearest Whole Acre	\$ 134.04	\$ 131.67								
2, 2A and 2C	Community Only - Townhome - Residential - Rate per Actual Acreage	\$ 6,143.05	\$ 7,478.92								
2, 2A and 2C	Community Only - Single Family - Residential - Rate per Nearest Whole Acre	\$ 6,143.05	\$ 131.67								
2, 2A and 2C	Community Only - Single Family - Residential - Rate per Actual Acreage	\$ 6,143.05	\$ 4,021.16								
2, 2A and 2C	Community Only - Utility - Rate per Nearest Whole Acre	\$ 134.04	\$ 131.67								
2, 2A and 2C	Community Only - Utility - Rate per Actual Acreage	\$ 2,693.77	\$ 3,279.56								
2, 2A and 2C	Parcel C - Townhome - Residential - Rate per Nearest Whole Acre	\$ 407.38	\$ 464.46								
2, 2A and 2C	Parcel C - Townhome - Residential - Rate per Actual Acreage	\$ 6,143.05	\$ 7,478.92								
2, 2A and 2C	Parcel C - Single Family - Residential - Rate per Nearest Whole Acre	\$ 1,004.46	\$ 1,191.38								
2, 2A and 2C	Parcel C - Single Family - Residential - Rate per Actual Acreage	\$ 3,339.86	\$ 4,021.16								
2, 2A and 2C	Parcel D - Single Family - Residential - Rate per Nearest Whole Acre	\$ 925.82	\$ 131.67								
2, 2A and 2C	Parcel D - Single Family - Residential - Rate per Actual Acreage	\$ 3,339.86									
2, 2A and 2C	Parcel E - Single Family - Residential - Rate per Nearest Whole Acre	\$ 925.15	\$ 131.67								
2, 2A and 2C	Parcel E - Single Family - Residential - Rate per Actual Acreage	\$ 3,339.86									
2, 2A and 2C	Parcel F - Townhome - Residential - Rate per Nearest Whole Acre	\$ 6,143.05	\$ 131.67								
2, 2A and 2C	Parcel F - Townhome - Residential - Rate per Actual Acreage	\$ 134.04	\$ 131.67								
2, 2A and 2C	Parcel G - Single Family - Residential - Rate per Nearest Whole Acre	\$ 3,339.86									
2, 2A and 2C	Parcel G - Single Family - Residential	\$ 85.89	\$ 83.35	\$ 81.37	\$ 80.73	\$ 85.88	\$ 86.23	\$ 85.62	\$ 83.75	\$ 135.27	
3 and 3A	ALL NON EXEMPT PARCELS	\$ 777.16	\$ 798.66	\$ 783.44	\$ 788.10	\$ 833.30	\$ 843.16	\$ 833.72	\$ 796.15	\$ 769.17	
3 and 3A	PAR A	\$ 740.14	\$ 760.35	\$ 745.84	\$ 750.21	\$ 793.26	\$ 802.62	\$ 793.65	\$ 750.24	\$ 702.26	
3 and 3A	PAR B	\$ 707.90	\$ 726.99	\$ 713.10	\$ 717.22	\$ 758.41	\$ 767.31	\$ 758.76	\$ 732.13	\$ 712.21	
3 and 3A	PAR D, PLAT 1	\$ 781.77	\$ 803.42	\$ 788.11	\$ 792.80	\$ 838.27	\$ 848.19	\$ 838.70	\$ 800.88	\$ 773.39	
3 and 3A	PAR D, PLAT 2	\$ 709.12	\$ 728.26	\$ 714.34	\$ 718.47	\$ 759.73	\$ 768.66	\$ 760.08	\$ 726.02	\$ 706.78	
3 and 3A	PAR E	\$ 760.69	\$ 781.63	\$ 766.72	\$ 771.25	\$ 815.49	\$ 825.13	\$ 815.90	\$ 779.17	\$ 754.07	
3 and 3A	PAR F	\$ 334.19	\$ 340.28	\$ 333.54	\$ 334.81	\$ 354.34	\$ 358.11	\$ 354.33	\$ 339.63	\$ 362.95	
3 and 3A	PAR G	\$ 833.98	\$ 857.46	\$ 841.15	\$ 846.24	\$ 894.74	\$ 905.37	\$ 895.21	\$ 854.70	\$ 821.27	
3 and 3A	PAR H	\$ 864.12	\$ 888.64	\$ 871.76	\$ 877.08	\$ 927.31	\$ 938.37	\$ 927.82	\$ 885.75	\$ 848.92	
3 and 3A	PAR J	\$ 525.05	\$ 537.79	\$ 527.39	\$ 530.11	\$ 560.70	\$ 567.09	\$ 560.88	\$ 536.33	\$ 537.98	
3 and 3A	APTS & COMMERCIAL	\$ 4,969.42	\$ 5,136.71	\$ 5,041.20	\$ 5,077.98	\$ 5,366.05	\$ 5,433.59	\$ 5,370.61	\$ 5,116.49	\$ 5,509.17	
4	ALL NON EXEMPT PARCELS	\$ 51.98	\$ 34.59	\$ 34.37	\$ 33.98	\$ 35.13	\$ 35.17	\$ 37.94	\$ 38.00	\$ 40.34	
5	ALL NON EXEMPT PARCELS	\$ 17.46	\$ 17.28	\$ 17.17	\$ 22.97	\$ 22.94	\$ 22.94	\$ 20.84	\$ 21.01	\$ 21.03	
5 and 5E	ALL NON EXEMPT PARCELS	\$ 17.46	\$ 17.28	\$ 17.17	\$ 22.97	\$ 22.94	\$ 22.94	\$ 20.84	\$ 21.01	\$ 21.03	
5 and 5A	GOLF COURSE	\$ 215.55	\$ 229.80	\$ 230.24	\$ 229.96	\$ 450.16	\$ 479.40	\$ 479.40	\$ 478.83	\$ 535.72	
5 and 5A	INDUSTRIAL	\$ 1,295.88	\$ 1,388.81	\$ 1,392.26	\$ 1,358.84	\$ 2,780.06	\$ 2,998.68	\$ 2,980.16	\$ 2,975.64	\$ 3,342.67	
5 and 5A	Emerald Dunes Condos	\$ 93.66	\$ 99.03	\$ 99.13	\$ 102.59	\$ 187.27	\$ 200.30	\$ 197.22	\$ 197.11	\$ 219.01	
5 and 5A	Business Park Vista Center	\$ 196.06	\$ 208.89	\$ 209.28	\$ 209.60	\$ 408.12	\$ 438.67	\$ 434.28	\$ 433.78	\$ 485.08	
5 and 5A	Ventura Greens at Emerald Dunes	\$ 200.09	\$ 213.21	\$ 213.61	\$ 213.81	\$ 416.81	\$ 448.05	\$ 443.60	\$ 443.10	\$ 495.55	
5 and 5A	Links at Emerald Dunes	\$ 121.12	\$ 128.49	\$ 128.66	\$ 131.28	\$ 246.49	\$ 264.22	\$ 260.78	\$ 260.58	\$ 290.35	
5 and 5A	Villas at Emerald Dunes	\$ 107.78	\$ 114.18	\$ 114.32	\$ 117.35	\$ 217.74	\$ 233.19	\$ 229.92	\$ 229.76	\$ 255.71	
5 and 5A	Vista Center Condos	\$ 443.60	\$ 474.46	\$ 475.53	\$ 468.26	\$ 941.98	\$ 1,014.85	\$ 1,007.28	\$ 1,006.89	\$ 1,128.24	
5 and 5B	RESIDENTIAL	\$ 419.25	\$ 409.00	\$ 408.84	\$ 468.94	\$ 458.13	\$ 458.13	\$ 460.16	\$ 430.14	\$ 428.13	
5 and 5B	COMMERCIAL	\$ 2,939.05	\$ 2,865.65	\$ 2,865.14	\$ 3,268.81	\$ 3,190.33	\$ 3,190.33	\$ 3,218.28	\$ 2,998.75	\$ 2,983.97	

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
 TAX RATE HISTORY
 TAX PER ASSESSABLE UNIT

Unit(s)	Description	17-18	16-17	15-16	14-15	13-14	12-13	11-12	10-11	09-10
5 and 5B	Mezzano Condo	\$ 131.08	\$ 128.04	\$ 127.93	\$ 149.20	\$ 146.12	\$ 146.12	\$ 145.18	\$ 136.81	\$ 136.26
5 and 5C	RESIDENTIAL	\$ 105.16	\$ 243.78	\$ 382.67	\$ 330.40	\$ 306.70	\$ 306.70	\$ 298.72	\$ 296.88	\$ 292.46
5 and 5D	COMMERCIAL/AC	\$ 346.98	\$ 346.75	\$ 348.53	\$ 363.06	\$ 363.00	\$ 363.00	\$ 368.23	\$ 366.51	\$ 346.57
5 and 5D	San Michele condo	\$ 40.53	\$ 40.35	\$ 40.36	\$ 46.78	\$ 46.74	\$ 46.74	\$ 45.16	\$ 44.49	\$ 43.82
5 and 5D	RESIDENTIAL	\$ 512.09	\$ 511.84	\$ 514.57	\$ 514.55	\$ 514.49	\$ 514.49	\$ 522.98	\$ 505.97	\$ 491.61
7	ALL NON EXEMPT PARCELS	\$ 39.67	\$ 39.22	\$ 38.77	\$ 44.91	\$ 44.89	\$ 44.92	\$ 35.30	\$ 34.53	\$ 34.89
9	ALL NON EXEMPT PARCELS	\$ 59.66	\$ 59.64	\$ 59.33	\$ 68.47	\$ 71.22	\$ 61.18	\$ 55.78	\$ 54.51	\$ 62.67
9 and 28	ALL NON EXEMPT PARCELS	\$ 59.66	\$ 59.64	\$ 59.33	\$ 68.47	\$ 71.22	\$ 61.18	\$ 55.78	\$ 54.51	\$ 62.67
9, 9A and 9B	RESIDENTIAL/AC	\$ 3,221.60	\$ 3,140.08	\$ 3,136.80	\$ 3,220.48	\$ 3,225.88	\$ 3,355.75	\$ 3,408.85	\$ 3,370.64	\$ 3,303.31
9, 9A and 9B	GOLF COURSE/AC	\$ 1,003.74	\$ 981.63	\$ 978.46	\$ 1,044.62	\$ 1,049.98	\$ 1,093.47	\$ 1,107.36	\$ 1,088.79	\$ 1,078.06
9, 9A and 9B	COMMERCIAL/AC	\$ 10,193.87	\$ 9,918.09	\$ 9,905.34	\$ 10,730.25	\$ 10,730.24	\$ 11,137.76	\$ 11,317.73	\$ 11,240.15	\$ 10,969.79
11	ALL NON EXEMPT PARCELS	\$ 408.54	\$ 373.31	\$ 372.92	\$ 374.99	\$ 374.90	\$ 374.97	\$ 390.65	\$ 342.36	\$ 422.94
11 and 11A	ALL NON EXEMPT PARCELS	\$ 408.54	\$ 373.31	\$ 372.92	\$ 374.99	\$ 374.90	\$ 374.97	\$ 390.65	\$ 342.36	\$ 422.94
12	ALL NON EXEMPT PARCELS	\$ 26.28	\$ 25.41	\$ 24.83	\$ 29.42	\$ 37.40	\$ 37.46	\$ 39.51	\$ 42.58	\$ 30.94
12 and 31	GOLF COURSE - 12/28/31	\$ 661.42	\$ 857.41	\$ 888.27	\$ 904.62	\$ 1,018.36	\$ 1,018.40	\$ 998.98	\$ 988.12	\$ 971.81
12 and 31	RESIDENTIAL - 12/28/31	\$ 996.63	\$ 1,296.50	\$ 1,356.15	\$ 1,378.88	\$ 1,541.34	\$ 1,541.34	\$ 1,510.49	\$ 1,492.19	\$ 1,473.40
12 and 12A	ALL NON EXEMPT PARCELS	\$ 183.19	\$ 182.14	\$ 177.89	\$ 173.74	\$ 181.42	\$ 182.61	\$ 186.86	\$ 183.60	\$ 198.77
14	A	\$ 613.25	\$ 576.21	\$ 562.88	\$ 465.19	\$ 446.30	\$ 462.53	\$ 462.83	\$ 463.11	\$ 447.92
14	B	\$ 338.60	\$ 317.86	\$ 310.51	\$ 259.19	\$ 250.04	\$ 258.69	\$ 258.96	\$ 259.24	\$ 251.24
15	C	\$ 115.53	\$ 102.27	\$ 88.80	\$ 86.67	\$ 86.67	\$ 86.67	\$ 82.60	\$ 69.40	\$ 69.53
16	ALL NON EXEMPT PARCELS	\$ 1,682.76	\$ 1,668.29	\$ 1,662.10	\$ 1,576.11	\$ 1,576.09	\$ 1,576.09	\$ 1,538.45	\$ 1,490.92	\$ 1,506.13
18	APARTMENTS	\$ 3,142.50	\$ 2,610.94	\$ 2,774.05	\$ 2,747.46	\$ 6,331.86	\$ 6,331.86	\$ 6,447.73	\$ 6,460.20	\$ 5,733.12
18	COMMERCIAL	\$ 7,040.28	\$ 5,849.40	\$ 5,179.03	\$ 5,124.40	\$ 6,147.92	\$ 14,366.90	\$ 14,629.71	\$ 14,657.67	\$ 12,938.77
18	GOLF COURSE	\$ 756.91	\$ 628.88	\$ 668.17	\$ 654.25	\$ 656.76	\$ 1,400.56	\$ 1,517.79	\$ 1,520.93	\$ 1,382.51
18	PSO	\$ 2,073.65	\$ 1,722.89	\$ 1,830.52	\$ 1,814.92	\$ 1,816.86	\$ 4,025.65	\$ 4,099.35	\$ 4,107.37	\$ 3,662.00
18	ERU	\$ 822.37	\$ 683.27	\$ 725.95	\$ 723.23	\$ 725.71	\$ 1,591.55	\$ 1,620.72	\$ 1,624.06	\$ 1,454.27
19	Non-condo Parcels	\$ 1,736.12	\$ 1,685.31	\$ 1,645.42	\$ 1,614.41	\$ 1,614.39	\$ 1,614.39	\$ 1,577.72	\$ 1,515.42	\$ 1,516.95
19 and 19A	52434205250010000	\$ 11,977.57	\$ 11,649.97	\$ 11,738.92	\$ 11,628.18	\$ 11,628.80	\$ 11,628.80	\$ 13,480.61	\$ 13,212.65	\$ 13,242.99
19 and 19A	52434205260270051	\$ 4,009.51	\$ 3,900.06	\$ 3,933.28	\$ 3,897.18	\$ 3,897.12	\$ 3,897.40	\$ 4,537.22	\$ 4,489.06	\$ 4,459.40
19 and 19A	52434205260270052	\$ 2,027.94	\$ 1,972.88	\$ 1,994.37	\$ 1,977.44	\$ 1,977.44	\$ 1,977.56	\$ 2,328.26	\$ 2,286.74	\$ 2,291.23
19 and 19A	52434205260270062	\$ 2,146.61	\$ 2,089.82	\$ 2,136.27	\$ 2,125.24	\$ 2,125.24	\$ 2,125.24	\$ 2,633.44	\$ 2,596.97	\$ 2,606.07
19 and 19A	52434205260270063	\$ 6,011.66	\$ 5,847.53	\$ 5,896.81	\$ 5,842.53	\$ 5,842.44	\$ 5,842.86	\$ 6,799.13	\$ 6,666.71	\$ 6,682.19
19 and 19A	52434205260270064	\$ 6,057.71	\$ 5,892.91	\$ 5,951.88	\$ 5,899.82	\$ 5,899.73	\$ 5,900.17	\$ 6,917.58	\$ 6,788.28	\$ 6,804.38
19 and 19A	52434205260270065	\$ 2,064.99	\$ 2,008.51	\$ 2,037.60	\$ 2,022.41	\$ 2,022.55	\$ 2,022.55	\$ 2,421.22	\$ 2,381.16	\$ 2,387.14
19 and 19A	52434205260270066	\$ 2,029.99	\$ 1,974.90	\$ 1,996.82	\$ 1,979.98	\$ 1,979.95	\$ 1,980.11	\$ 2,333.52	\$ 2,291.15	\$ 2,296.66
19 and 19A	52434205260270068	\$ 2,028.38	\$ 1,973.31	\$ 1,994.89	\$ 1,977.98	\$ 1,977.95	\$ 1,978.11	\$ 2,329.38	\$ 2,286.90	\$ 2,292.39
19 and 19A	52434205260270069	\$ 2,050.03	\$ 1,994.64	\$ 2,020.77	\$ 2,004.91	\$ 2,004.88	\$ 2,005.04	\$ 2,385.04	\$ 2,344.03	\$ 2,349.81
19 and 19A	2979 PGA CONDO	\$ 1,404.87	\$ 1,367.40	\$ 1,392.85	\$ 1,384.11	\$ 1,384.09	\$ 1,384.22	\$ 5,064.74	\$ 4,990.49	\$ 5,003.62
19 and 19A	52434205270270042	\$ 4,101.10	\$ 3,990.31	\$ 4,042.80	\$ 4,011.11	\$ 4,011.05	\$ 4,011.38	\$ 4,772.77	\$ 4,690.81	\$ 4,702.40
19 and 19A	52434206000001100	\$ 10,336.85	\$ 10,058.67	\$ 10,207.57	\$ 10,132.25	\$ 10,133.13	\$ 10,133.13	\$ 12,148.24	\$ 11,949.05	\$ 11,979.16
19 and 19A	52434206000003040	\$ 10,078.02	\$ 9,803.61	\$ 9,898.07	\$ 9,810.42	\$ 9,810.28	\$ 9,811.02	\$ 11,482.56	\$ 11,265.81	\$ 11,292.42
19 and 19A	52434206000003080	\$ 10,559.85	\$ 10,278.42	\$ 10,474.23	\$ 10,409.82	\$ 10,409.66	\$ 10,410.65	\$ 12,721.77	\$ 12,537.70	\$ 12,570.84
19 and 19A	52434206000003120	\$ 2,039.74	\$ 1,984.51	\$ 2,008.48	\$ 1,992.11	\$ 1,992.08	\$ 1,992.24	\$ 2,358.59	\$ 2,316.88	\$ 2,322.53
19 and 19A	524342060300010000	\$ 6,145.16	\$ 5,978.09	\$ 6,056.45	\$ 6,008.60	\$ 6,008.52	\$ 6,009.01	\$ 7,142.49	\$ 7,019.11	\$ 7,036.41
19 and 19A	524342060300030000	\$ 6,155.04	\$ 5,988.82	\$ 6,068.26	\$ 6,020.89	\$ 6,020.80	\$ 6,021.30	\$ 7,167.89	\$ 7,045.19	\$ 7,062.61
19 and 19A	524342060500000000	\$ 48,721.68	\$ 47,424.98	\$ 48,356.47	\$ 48,066.25	\$ 48,066.14	\$ 48,071.14	\$ 58,896.57	\$ 58,059.79	\$ 58,214.18
19 and 19A	524342060700010000	\$ 12,760.32	\$ 12,421.32	\$ 12,674.90	\$ 12,601.88	\$ 12,601.69	\$ 12,602.92	\$ 15,493.74	\$ 15,278.85	\$ 15,319.82
19 and 19A	524342060700010010	\$ 3,985.00	\$ 3,873.94	\$ 3,901.58	\$ 3,864.20	\$ 3,864.14	\$ 3,864.41	\$ 4,469.04	\$ 4,379.07	\$ 4,389.06
19 and 19A	524342060700010020	\$ 2,063.60	\$ 2,009.99	\$ 2,039.40	\$ 2,024.28	\$ 2,024.25	\$ 2,024.43	\$ 2,425.10	\$ 2,385.15	\$ 2,391.14
19 and 19A	524342060700020000	\$ 6,091.79	\$ 5,926.49	\$ 5,992.63	\$ 5,942.21	\$ 5,942.12	\$ 5,942.58	\$ 7,005.22	\$ 6,878.23	\$ 6,894.80
19 and 19A	524342060800010000	\$ 3,976.90	\$ 3,867.93	\$ 3,894.29	\$ 3,856.61	\$ 3,856.56	\$ 3,856.82	\$ 4,453.35	\$ 4,362.97	\$ 4,378.88
19 and 19A	524342061200010020	\$ 19,554.95	\$ 23,111.26	\$ 23,648.48	\$ 23,531.19	\$ 23,530.83	\$ 23,533.27	\$ 29,289.52	\$ 28,918.89	\$ 28,998.65
19 and 19A	524342061200200000	\$ 17,418.08	\$ 16,960.18	\$ 17,383.33	\$ 17,305.47	\$ 17,305.47	\$ 17,307.05	\$ 21,698.15	\$ 21,439.06	\$ 21,499.15
19 and 19A	524342061200300000	\$ 2,175.32	\$ 2,118.11	\$ 2,170.60	\$ 2,160.77	\$ 2,160.74	\$ 2,160.97	\$ 2,707.28	\$ 2,674.76	\$ 2,682.25
19 and 19A	524342061400030000	\$ 94,843.83	\$ 92,211.74	\$ 92,312.86	\$ 91,264.79	\$ 91,263.50	\$ 91,268.64	\$ 102,445.51	\$ 100,055.59	\$ 100,263.10
19 and 19A	524342061400100000	\$ 501.71	\$ 488.03	\$ 492.29	\$ 492.11	\$ 492.35	\$ 494.50	\$ 575.34	\$ 564.58	\$ 566.12
19 and 19A	2701 PGA Blvd Condominium	\$ 233.69	\$ 227.16	\$ 226.64	\$ 228.87	\$ 231.65	\$ 231.65	\$ 254.95	\$ 248.97	\$ 249.72
19 and 19A	San Matera Condos - 7/10 sq ft	\$ 114.22	\$ 111.04	\$ 111.10	\$ 115.23	\$ 117.88	\$ 118.19	\$ 131.49	\$ 128.86	\$ 129.41
19 and 19A	San Matera Condos - 783-816 sq ft	\$ 115.83	\$ 112.63	\$ 113.02	\$ 117.22	\$ 119.87	\$ 120.19	\$ 135.62	\$ 133.10	\$ 133.67
19 and 19A	San Matera Condos - 896 sq ft	\$ 117.23	\$ 114.01	\$ 114.70	\$ 118.97	\$ 121.62	\$ 121.93	\$ 136.24	\$ 136.80	\$ 137.40
19 and 19A	San Matera Condos - 999-1016 sq ft	\$ 119.08	\$ 115.83	\$ 116.91	\$ 121.26	\$ 123.91	\$ 124.23	\$ 143.98	\$ 141.66	\$ 142.29

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

TAX RATE HISTORY

TAX PER ASSESSABLE UNIT

		MAINTENANCE AND DEBT COMBINED TOTAL									
Unit(s)	Description	17-18	16-17	15-16	14-15	13-14	12-13	11-12	10-11	09-10	
19 and 19A	San Matera Condos - 1081 sq ft	\$ 120.23	\$ 116.96	\$ 118.28	\$ 122.70	\$ 125.35	\$ 125.67	\$ 146.94	\$ 144.71	\$ 145.34	
19 and 19A	San Matera Condos - 1203 sq ft	\$ 122.20	\$ 118.91	\$ 120.64	\$ 125.15	\$ 127.80	\$ 128.13	\$ 152.02	\$ 149.92	\$ 150.59	
19 and 19A	San Matera Condos - 1288-1331 sq ft	\$ 124.02	\$ 120.70	\$ 123.82	\$ 127.42	\$ 130.07	\$ 130.39	\$ 156.71	\$ 154.73	\$ 155.42	
19 and 19A	San Matera Condos - 1370 sq ft	\$ 124.91	\$ 121.57	\$ 123.88	\$ 128.52	\$ 131.17	\$ 131.49	\$ 158.97	\$ 157.06	\$ 157.75	
19 and 19A	San Matera Condos - 1718-1730 sq ft	\$ 130.58	\$ 127.16	\$ 130.66	\$ 135.57	\$ 138.22	\$ 138.54	\$ 173.56	\$ 172.03	\$ 172.80	
19 and 19A	San Matera Condos - 1818-1832 sq ft	\$ 132.27	\$ 128.83	\$ 132.68	\$ 137.68	\$ 140.33	\$ 140.65	\$ 177.91	\$ 176.49	\$ 177.29	
19 and 19A	52434206230010000	\$ 1,337.17	\$ 1,300.87	\$ 1,315.18	\$ 1,304.06	\$ 1,304.04	\$ 1,304.15	\$ 1,536.23	\$ 1,508.26		
19 and 19A	52434206230020000	\$ 601.57	\$ 585.24	\$ 591.68	\$ 586.67	\$ 586.67	\$ 586.72	\$ 691.12	\$ 678.54		
19 and 19A	52434206230020010	\$ 1,620.44	\$ 1,576.45	\$ 1,593.80	\$ 1,580.32	\$ 1,580.29	\$ 1,580.42	\$ 1,861.67	\$ 1,827.78		
19 and 19A	52434206230020020	\$ 1,211.57	\$ 1,178.68	\$ 1,191.65	\$ 1,181.58	\$ 1,181.56	\$ 1,181.65	\$ 1,391.94	\$ 1,366.59		
19 and 19A	52434206230030000	\$ 1,648.68	\$ 1,603.92	\$ 1,621.58	\$ 1,607.86	\$ 1,607.84	\$ 1,607.96	\$ 1,894.11	\$ 1,859.63		
19 and 19A	52434206230030010	\$ 2,353.28	\$ 2,289.41	\$ 2,314.60	\$ 2,295.02	\$ 2,294.99	\$ 2,295.16	\$ 2,703.62	\$ 2,654.40		
19 and 19A	52434206230030020	\$ 1,575.70	\$ 1,532.93	\$ 1,549.80	\$ 1,536.69	\$ 1,536.67	\$ 1,536.79	\$ 1,810.28	\$ 1,777.32		
19 and 19A	52434206230040000	\$ 906.30	\$ 881.69	\$ 891.39	\$ 883.96	\$ 883.84	\$ 883.92	\$ 1,041.21	\$ 1,022.26		
19 and 19A	52434206230050000	\$ 134.58	\$ 130.93	\$ 132.36	\$ 131.25	\$ 131.25	\$ 131.26	\$ 154.61	\$ 151.79		
19 and 19A	52434206230060000	\$ 785.08	\$ 763.79	\$ 772.20	\$ 765.65	\$ 765.64	\$ 765.68	\$ 901.96	\$ 885.56		
19 and 19A	Landmark at the Gardens Condos	\$ 59.88	\$ 58.23	\$ 58.62	\$ 63.62	\$ 66.37	\$ 66.68	\$ 75.86	\$ 74.77	\$ 75.24	
20	A	\$ 216.32	\$ 203.60	\$ 205.68	\$ 204.42	\$ 157.59	\$ 157.59	\$ 154.35	\$ 154.43	\$ 139.20	
20	B	\$ 162.32	\$ 152.70	\$ 154.26	\$ 154.75	\$ 120.34	\$ 120.42	\$ 118.05	\$ 118.18	\$ 106.84	
20	C	\$ 108.22	\$ 101.80	\$ 102.84	\$ 105.08	\$ 83.08	\$ 83.24	\$ 81.74	\$ 81.92	\$ 74.47	
20	D	\$ 54.11	\$ 50.90	\$ 51.42	\$ 55.41	\$ 45.83	\$ 46.07	\$ 45.43	\$ 45.67	\$ 42.11	
21	ALL NON EXEMPT PARCELS	\$ 1,304.82	\$ 1,151.81	\$ 1,123.95	\$ 1,097.57	\$ 1,139.91	\$ 1,139.91	\$ 1,140.52	\$ 1,140.93	\$ 1,140.97	
23	ALL NON EXEMPT PARCELS	\$ 243.16	\$ 224.11	\$ 218.88	\$ 213.68	\$ 210.07	\$ 201.69	\$ 197.62	\$ 194.00	\$ 202.11	
24 and 24A	ALL NON EXEMPT PARCELS	\$ 503.96	\$ 488.10	\$ 486.39	\$ 491.34	\$ 557.64	\$ 557.64	\$ 1,178.92	\$ 1,216.67	\$ 1,303.68	
27B	Condo units	\$ 749.67	\$ 562.19	\$ 558.20	\$ 551.24	\$ 542.69	\$ 546.89	\$ 589.92	\$ 576.85	\$ 579.51	
27B	Condo sites	\$ 719.86	\$ 566.52	\$ 564.79	\$ 560.14	\$ 548.17	\$ 559.50	\$ 609.94	\$ 597.18	\$ 597.20	
27B	Townhomes	\$ 1,126.25	\$ 886.35	\$ 883.64	\$ 873.11	\$ 852.81	\$ 870.34	\$ 949.13	\$ 929.01	\$ 928.85	
27B	Single Family - 40 ft lots	\$ 1,407.81	\$ 1,107.94	\$ 1,104.56	\$ 1,089.96	\$ 1,063.86	\$ 1,085.70	\$ 1,184.13	\$ 1,158.91	\$ 1,158.63	
27B	Single Family - 50 ft lots	\$ 1,689.44	\$ 1,329.57	\$ 1,325.52	\$ 1,306.85	\$ 1,274.97	\$ 1,301.11	\$ 1,419.18	\$ 1,388.86	\$ 1,388.45	
27B	Single Family - Preserve lots	\$ 3,105.29	\$ 2,268.57	\$ 2,247.32	\$ 2,196.46	\$ 2,160.81	\$ 2,160.82	\$ 2,317.85	\$ 2,263.27	\$ 2,279.99	
27B	COMMERCIAL	\$ 289.22	\$ 284.94	\$ 278.86	\$ 277.95	\$ 280.89	\$ 280.89	\$ 528.13	\$ 544.42	\$ 682.00	
29	ALL NON EXEMPT PARCELS	\$ 6,648.82	\$ 8,709.50	\$ 9,122.17	\$ 9,252.18	\$ 10,372.38	\$ 10,372.38	\$ 10,145.84	\$ 9,986.90	\$ 9,949.91	
31	COMMERCIAL	\$ 635.14	\$ 832.00	\$ 863.44	\$ 880.94	\$ 989.53	\$ 989.83	\$ 968.59	\$ 954.95	\$ 950.61	
31	GOLF COURSE 28/31	\$ 257.36	\$ 204.90	\$ 200.12	\$ 201.10	\$ 201.08	\$ 201.10	\$ 213.09	\$ 193.15	\$ 126.04	
31	RESIDENTIAL 28/31	\$ 970.35	\$ 1,271.09	\$ 1,331.32	\$ 1,332.15	\$ 1,512.51	\$ 1,512.77	\$ 1,480.10	\$ 1,459.02	\$ 1,452.20	
32	ALL NON EXEMPT PARCELS	\$ 415.81	\$ 552.35	\$ 539.38	\$ 540.26	\$ 574.31	\$ 574.48	\$ 604.29	\$ 611.43	\$ 1,070.21	
32 and 32A	ALL NON EXEMPT PARCELS	\$ 176.50	\$ 168.27	\$ 164.64	\$ 160.76	\$ 160.74	\$ 162.40	\$ 373.35	\$ 406.60	\$ 341.53	
33	ALL NON EXEMPT PARCELS	\$ 825.54	\$ 818.80	\$ 817.09	\$ 709.46	\$ 599.21	\$ 576.20	\$ 502.87	\$ 532.33	\$ 532.45	
34	PER CONDO	\$ 1,829.96	\$ 1,815.01	\$ 1,811.23	\$ 1,565.66	\$ 1,317.83	\$ 1,266.44	\$ 1,103.62	\$ 1,168.55	\$ 1,168.43	
34	SINGLE FAM										
36	PER ACRE								\$ 31.76	\$ 35.56	
36	Per condo w/o landscape benefit								\$ 11.73	\$ 12.43	
36	PER CONDO								\$ 79.36	\$ 81.06	
36	Drainage - per acre								\$ 3,327.11	\$ 3,390.67	
36	Landscape - per acre								\$ 2,107.91	\$ 2,149.36	
36	Per condo - "1,420 Cypress Dr Condos"								\$ 252.83	\$ 257.94	
38	ALL NON EXEMPT PARCELS	\$ 506.22	\$ 506.13	\$ 494.61	\$ 494.59	\$ 494.57	\$ 494.57	\$ 520.01	\$ 520.01	\$ 520.03	
41	ALL NON EXEMPT PARCELS - No Debt	\$ 136.41	\$ 149.88	\$ 146.74	\$ 145.88	\$ 145.86	\$ 157.06	\$ 183.84	\$ 184.65	\$ 213.19	
41	ALL NON EXEMPT PARCELS	\$ 136.41	\$ 149.88	\$ 146.74	\$ 145.88	\$ 145.86	\$ 1,057.00	\$ 1,103.18	\$ 1,125.44	\$ 1,162.63	
43	UNDESIGNATED/AC								\$ 9.74	\$ 9.74	
43	SINGLE FAM	\$ 4,757.89	\$ 4,707.85	\$ 4,634.71	\$ 4,602.38	\$ 4,544.49	\$ 4,544.49	\$ 4,418.20	\$ 4,230.63	\$ 4,104.85	
43	MULTI FAM	\$ 4,763.57	\$ 4,170.10	\$ 4,050.67	\$ 3,982.17	\$ 3,859.64	\$ 3,908.15	\$ 3,737.33	\$ 3,400.49	\$ 3,262.75	
43	SINGLE FAM OTHER	\$ 3,609.55	\$ 3,560.55	\$ 3,504.13	\$ 3,480.26	\$ 3,435.99	\$ 3,437.54	\$ 3,340.88	\$ 3,195.57	\$ 3,099.98	
43	GOLF/PRIVATE	\$ 1,822.64	\$ 1,797.91	\$ 1,769.41	\$ 1,760.20	\$ 1,739.11	\$ 1,739.81	\$ 1,691.11	\$ 1,617.91	\$ 1,582.19	
43	COMMERCIAL	\$ 9,705.15	\$ 9,226.05	\$ 9,045.08	\$ 8,948.30	\$ 8,782.82	\$ 8,815.88	\$ 8,527.54	\$ 8,041.44	\$ 7,776.49	
43	CONDO	\$ 618.14	\$ 609.74	\$ 600.08	\$ 600.75	\$ 595.52	\$ 596.05	\$ 579.68	\$ 555.04	\$ 538.95	
43	GOLF COURSE	\$ 1,655.62	\$ 1,652.92	\$ 1,639.74	\$ 1,657.96	\$ 1,660.51	\$ 1,978.21	\$ 2,011.81	\$ 2,012.03	\$ 2,021.09	
44	RES COTTAGES	\$ 2,186.41	\$ 2,182.85	\$ 2,183.19	\$ 2,038.34	\$ 2,038.81	\$ 2,005.82	\$ 2,006.33	\$ 2,006.54	\$ 2,015.59	
44	SINGLE FAM RES	\$ 1,713.92	\$ 1,162.21	\$ 1,163.36	\$ 1,223.61	\$ 1,225.19	\$ 1,333.38	\$ 833.80	\$ 833.77	\$ 837.41	
44	SINGLE FAM RES - 1 1/2 LOT	\$ 10,760.88	\$ 10,743.32	\$ 10,745.05	\$ 10,832.55	\$ 10,833.51	\$ 12,495.63	\$ 12,497.64	\$ 12,497.45	\$ 12,562.25	
44	SINGLE FAM RES - DBL LOT	\$ 14,347.84	\$ 14,324.42	\$ 14,326.72	\$ 14,441.48	\$ 14,441.81	\$ 16,657.87	\$ 16,660.48	\$ 16,660.13	\$ 16,733.08	
45	ALL NON EXEMPT PARCELS	\$ 1,464.87	\$ 1,292.15	\$ 1,308.14	\$ 1,382.00	\$ 1,381.98	\$ 1,330.88	\$ 1,273.17	\$ 1,260.55	\$ 1,286.84	
46	Sonoma Isles (fka Lakewood)	\$ 887.81	\$ 1,630.69	\$ 1,141.46							

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

TAX RATE HISTORY

TAX PER ASSESSABLE UNIT

MAINTENANCE AND DEBT COMBINED TOTAL											
Unit(s)	Description	17-18	16-17	15-16	14-15	13-14	12-13	11-12	10-11	09-10	
	SRC										
46	Jupiter CC- Single Family Lots	\$ 1,199.75	\$ 1,285.63	\$ 1,508.96	\$ 1,846.04	\$ 1,848.46	\$ 1,849.79	\$ 1,854.35	\$ 1,846.83	\$ 1,722.47	
46	Jupiter CC- Single Family Pod D			\$ 4,103.48	\$ 5,722.53	\$ 5,724.14	\$ 5,727.25	\$ 5,740.92	\$ 5,716.94	\$ 5,329.96	
46	Jupiter CC- Single Family Pod E - Undev								\$ 5,696.42	\$ 5,310.83	
46	Jupiter CC- Multi Family Pod F Undeveloped	\$ 8,350.39	\$ 9,315.03	\$ 10,881.97	\$ 13,422.33	\$ 13,289.83	\$ 13,298.41	\$ 13,329.90	\$ 10,279.71	\$ 9,583.10	
46	Jupiter CC- Multi Family Pod F Condos	\$ 1,177.85	\$ 1,262.16	\$ 1,437.74	\$ 1,743.73	\$ 1,746.18	\$ 1,747.46	\$ 1,751.77	\$ 1,699.31	\$ 1,584.97	
47	ALL NON EXEMPT PARCELS	\$ 78.87	\$ 72.07	\$ 70.36	\$ 69.21	\$ 69.19	\$ 69.19	\$ 75.88	\$ 85.10	\$ 88.29	
49	Parcels East of Congress	\$ 1,406.69	\$ 1,284.82	\$ 1,256.13	\$ 1,226.57	\$ 1,226.55	\$ 1,226.56	\$ 989.93	\$ 971.89	\$ 971.79	
49	Parcels West of Congress	\$ 340.79	\$ 322.78	\$ 315.57	\$ 312.44	\$ 314.56	\$ 357.70	\$ 388.58	\$ 381.78	\$ 382.03	
51	UNDEVELOPED					\$ 206.65	\$ 471.00	\$ 171.40			
51	SINGLE FAM	\$ 202.31	\$ 197.59	\$ 197.38	\$ 192.57	\$ 163.19	\$ 163.49				
51	MULTI FAM	\$ 120.94	\$ 118.12	\$ 117.99	\$ 117.43	\$ 101.00					
53	Lots -SF residential - ZLL	\$ 693.51									
53	Lots -SF residential - traditional	\$ 737.65									
53	Undeveloped undesignated	\$ 1,581.06	\$ 1,175.93								

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

TAX RATE HISTORY

TAX PER ASSESSABLE UNIT

MAINTENANCE ONLY

SRC

Unit(s)	Description	17-18	16-17	15-16	14-15	13-14	12-13	11-12	10-11	09-10
1	ALL NON EXEMPT PARCELS	57.89	55.80	55.20	56.22	67.01	66.98	70.63	55.26	47.81
2	ALL NON EXEMPT PARCELS	33.04	32.05	31.31	32.50	32.48	32.38	33.81	33.87	33.89
2 and 2A	ALL NON EXEMPT PARCELS	50.86	49.59	48.75	50.28	51.37	53.42	58.34	58.67	60.62
2 and 2A	MFR	50.86	49.59	48.75	50.28	51.37	53.42	58.34	58.67	60.62
2 and 2A	SFC	50.86	49.59	48.75	50.28	51.37	53.42	58.34	58.67	60.62
2, 2A and 2C	Undeveloped, unassigned - Rate per Nearest Whole Acre	50.86	49.59	48.75	50.28	51.37	53.42	58.34	58.67	60.62
2, 2A and 2C	Undeveloped, unassigned - Rate per Actual Acreage	236.50	35.34							
2, 2A and 2C	Community Only - Biotech A - Rate per Nearest Whole Acre	50.86	49.59							
2, 2A and 2C	Community Only - Biotech A - Rate per Actual Acreage	177.94	48.18							
2, 2A and 2C	Community Only - Biotech B - Rate per Nearest Whole Acre	50.86	49.59							
2, 2A and 2C	Community Only - Biotech B - Rate per Actual Acreage	174.47	47.24							
2, 2A and 2C	Community Only - Office - Rate per Nearest Whole Acre	50.86	49.59							
2, 2A and 2C	Community Only - Office - Rate per Actual Acreage	197.18	53.39							
2, 2A and 2C	Community Only - Hotel - Rate per Nearest Whole Acre	50.86	49.59							
2, 2A and 2C	Community Only - Hotel - Rate per Actual Acreage	661.84	179.20							
2, 2A and 2C	Community Only - Commercial/Retail - Rate per Nearest Whole Acre	50.86	49.59							
2, 2A and 2C	Community Only - Commercial/Retail - Rate per Actual Acreage	179.98	48.73							
2, 2A and 2C	Community Only - Apartment - Rate per Nearest Whole Acre	50.86	49.59							
2, 2A and 2C	Community Only - Apartment - Rate per Actual Acreage	225.95	60.04							
2, 2A and 2C	Community Only - Townhome - Residential - Rate per Nearest Whole Acre	50.86	49.59							
2, 2A and 2C	Community Only - Townhome - Residential - Rate per Actual Acreage	138.29	37.44							
2, 2A and 2C	Community Only - Single Family - Residential - Rate per Nearest Whole Acre	138.29	49.59							
2, 2A and 2C	Community Only - Single Family - Residential - Rate per Actual Acreage	138.29	20.13							
2, 2A and 2C	Community Only - Utility - Rate per Nearest Whole Acre	50.86	49.59							
2, 2A and 2C	Community Only - Utility - Rate per Actual Acreage	60.64	16.42							
2, 2A and 2C	Parcel C - Townhome - Residential - Rate per Nearest Whole Acre	57.01	51.26							
2, 2A and 2C	Parcel C - Townhome - Residential - Rate per Actual Acreage	138.29	37.44							
2, 2A and 2C	Parcel C - Single Family - Residential - Rate per Nearest Whole Acre	70.45	54.90							
2, 2A and 2C	Parcel C - Single Family - Residential - Rate per Actual Acreage	75.19	20.13							
2, 2A and 2C	Parcel D - Single Family - Residential - Rate per Nearest Whole Acre	68.68	49.59							
2, 2A and 2C	Parcel D - Single Family - Residential - Rate per Actual Acreage	75.19	49.59							
2, 2A and 2C	Parcel E - Single Family - Residential - Rate per Nearest Whole Acre	68.67	49.59							
2, 2A and 2C	Parcel E - Single Family - Residential - Rate per Actual Acreage	75.19	49.59							
2, 2A and 2C	Parcel F - Townhome - Residential - Rate per Nearest Whole Acre	66.65	49.59							
2, 2A and 2C	Parcel F - Townhome - Residential - Rate per Actual Acreage	138.29	37.44							
2, 2A and 2C	Parcel G - Single Family - Residential - Rate per Nearest Whole Acre	50.86	49.59							
2, 2A and 2C	Parcel G - Single Family - Residential - Rate per Actual Acreage	75.19	49.59							
3	ALL NON EXEMPT PARCELS	85.89	83.95	81.37	80.73	85.88	86.23	85.62	83.75	135.27
3 and 3A	PAR A	268.74	285.47	274.21	272.05	335.60	342.81	333.95	296.38	273.87
3 and 3A	PAR B	258.95	274.65	263.88	261.80	322.22	329.07	320.65	282.68	259.24
3 and 3A	PAR C	250.42	265.22	254.89	252.88	310.58	317.10	309.07	277.27	261.42
3 and 3A	PAR D, PLAT 1	269.96	286.82	275.49	273.32	337.26	344.52	335.61	297.79	274.79
3 and 3A	PAR D, PLAT 2	260.74	265.58	255.23	253.22	311.02	317.56	309.51	275.45	260.23
3 and 3A	PAR E	264.38	280.66	269.62	267.49	329.65	336.70	328.04	291.31	270.57
3 and 3A	PAR F	151.57	155.95	150.63	149.45	175.58	178.39	174.82	160.12	185.05
3 and 3A	PAR G	283.77	302.09	290.06	287.77	356.13	363.90	354.37	313.85	285.26
3 and 3A	PAR H	291.74	310.90	298.47	296.12	367.01	375.09	365.19	323.12	291.31
3 and 3A	PAR J	202.05	211.76	203.88	202.27	244.52	249.23	243.38	218.83	223.32
3 and 3A	APTS & COMMERCIAL	1,377.64	1,511.25	1,443.69	1,432.32	1,850.04	1,898.87	1,839.99	1,585.86	1,310.26
4	ALL NON EXEMPT PARCELS	51.98	34.59	34.37	33.98	35.13	35.17	37.94	38.00	40.34
5	ALL NON EXEMPT PARCELS	17.46	17.28	17.17	22.97	22.94	22.94	20.84	21.01	21.03
5 and 5E	ALL NON EXEMPT PARCELS	17.46	17.28	17.17	22.97	22.94	22.94	20.84	21.01	21.03
5 and 5A	GOLF COURSE	215.55	229.80	230.24	229.96	295.70	276.02	266.88	231.07	236.67
5 and 5A	INDUSTRIAL	1,295.88	1,388.81	1,392.26	1,358.84	1,783.24	1,656.23	1,608.67	1,376.68	1,412.70
5 and 5A	Emerald Dunes Condos	93.66	99.03	99.13	102.59	127.86	120.29	115.48	101.81	103.98
5 and 5A	Business Park Vista Center	196.06	208.89	209.28	209.60	268.86	251.12	242.67	210.40	215.45

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

TAX RATE HISTORY

TAX PER ASSESSABLE UNIT

MAINTENANCE ONLY

SRC

Unit(s)	Description	17-18	16-17	15-16	14-15	13-14	12-13	11-12	10-11	09-10
5 and 5A	Ventura Greens at Emerald Dunes	200.09	213.21	213.61	213.81	274.41	256.27	247.67	214.68	219.84
5 and 5A	Links at Emerald Dunes	121.12	128.49	128.66	131.28	165.67	155.37	149.58	130.93	133.87
5 and 5A	Villas at Emerald Dunes	107.78	114.18	114.32	117.35	147.31	138.34	133.02	116.79	119.35
5 and 5A	Vista Center Condos	443.60	474.46	475.53	468.26	609.71	567.37	550.12	472.90	484.92
5 and 5B	RESIDENTIAL	81.95	80.03	82.16	84.68	64.80	69.14	76.75	52.13	50.79
5 and 5B	COMMERCIAL	486.41	473.58	489.73	326.56	327.59	359.21	427.75	247.52	237.65
5 and 5B	Mezzano Condo	35.70	35.02	35.55	34.78	34.79	36.02	36.66	29.82	29.45
5 and 5C	RESIDENTIAL	105.16	243.78	107.15	55.61	29.79	27.13	25.38	21.01	24.40
5 and 5D	COMMERCIAL/AC	68.88	64.07	65.64	67.06	70.81	73.40	70.15	63.49	54.68
5 and 5D	San Michele condo	21.06	20.56	20.56	26.06	26.29	26.47	24.29	23.98	23.39
5 and 5D	RESIDENTIAL	94.64	87.52	89.93	86.69	92.13	95.87	92.11	82.41	69.68
7	ALL NON EXEMPT PARCELS	39.97	39.22	38.77	44.91	44.89	44.92	35.30	34.53	34.89
9	ALL NON EXEMPT PARCELS	59.66	59.64	59.33	68.47	71.22	61.18	55.78	54.51	62.67
9 and 28	ALL NON EXEMPT PARCELS	59.66	59.64	59.33	68.47	71.22	61.18	55.78	54.51	62.67
9, 9A and 9B	RESIDENTIAL/AC	678.79	625.97	599.26	568.50	522.02	565.00	609.94	506.07	480.25
9, 9A and 9B	GOLF COURSE/AC	234.56	219.81	213.72	217.43	208.25	217.74	228.35	194.68	190.74
9, 9A and 9B	COMMERCIAL/AC	2,108.86	1,932.89	1,831.49	1,797.98	1,612.77	1,763.47	1,924.99	1,582.08	1,486.09
11	ALL NON EXEMPT PARCELS	408.54	373.31	372.92	374.99	374.90	374.97	390.65	342.36	286.08
11 and 11A	ALL NON EXEMPT PARCELS	408.54	373.31	372.92	374.99	374.90	374.97	390.65	342.36	286.08
12	ALL NON EXEMPT PARCELS	26.28	25.41	24.83	29.42	37.40	37.46	39.51	42.58	30.94
12 and 31	GOLF COURSE - 12/28/31	661.42	857.41	888.27	904.62	189.79	226.20	217.83	188.85	181.99
12 and 31	RESIDENTIAL - 12/28/31	996.63	1,296.50	1,356.15	1,378.88	271.04	326.81	312.90	266.82	262.52
12 and 12A	ALL NON EXEMPT PARCELS	183.19	182.14	177.89	173.74	181.42	182.61	186.86	183.60	199.77
14	A	613.25	576.21	562.88	465.19	446.30	462.53	462.83	463.11	447.92
14	B	613.25	576.21	562.88	465.19	446.30	462.53	462.83	463.11	447.92
14	C	338.60	317.86	310.51	259.19	250.04	258.69	258.96	259.24	251.24
15	ALL NON EXEMPT PARCELS	115.53	102.27	88.80	86.67	86.67	86.67	82.60	69.40	69.53
16	ALL NON EXEMPT PARCELS	844.56	844.69	824.84	737.27	882.78	643.02	605.53	561.12	577.10
18	APARTMENTS	3,142.50	2,610.94	2,774.05	2,747.46	2,748.93	1,688.20	1,690.10	1,596.46	1,081.44
18	COMMERCIAL	7,040.28	5,849.40	5,179.03	5,124.40	6,147.92	3,822.22	3,826.23	3,613.24	2,443.33
18	GOLF COURSE	756.91	628.88	668.17	654.25	656.76	378.50	403.00	381.28	260.86
18	PSO	2,073.65	1,722.89	1,830.52	1,814.92	1,816.86	1,075.70	1,076.99	1,017.61	690.56
18	ERU	822.37	683.27	725.95	723.23	725.71	429.23	429.87	406.65	277.56
19	Non-condo Parcels	786.36	747.72	705.30	673.78	664.88	668.15	628.60	579.46	584.34
19 and 19A	52434205250010000	6,279.01	6,024.43	6,098.20	5,984.36	5,930.91	4,600.26	4,170.16	3,970.86	4,040.42
19 and 19A	52434205260270051	2,109.99	2,024.88	2,053.04	2,015.92	1,998.10	1,539.85	1,394.39	1,329.00	1,352.62
19 and 19A	52434205260270052	1,078.18	1,035.29	1,054.25	1,036.81	1,027.90	778.71	703.12	671.84	684.25
19 and 19A	52434205260270062	1,196.85	1,152.23	1,196.15	1,184.42	1,175.51	823.67	733.42	709.40	724.88
19 and 19A	52434205260270063	3,162.38	3,034.76	3,076.45	3,020.64	2,993.91	2,308.79	2,090.92	1,992.67	2,028.04
19 and 19A	52434205260270064	3,208.43	3,080.14	3,131.52	3,077.93	3,051.20	2,326.24	2,102.68	2,007.25	2,043.81
19 and 19A	52434205260270065	1,114.33	1,070.92	1,097.48	1,081.78	1,072.87	792.41	712.35	683.28	696.63
19 and 19A	52434205260270067	1,080.23	1,037.31	1,056.70	1,039.35	1,030.44	779.49	703.64	672.49	684.95
19 and 19A	52434205260270068	1,078.62	1,035.72	1,054.77	1,037.35	1,028.44	778.88	703.23	671.98	684.40
19 and 19A	52434205260270069	1,100.27	1,057.05	1,080.65	1,064.28	1,055.37	787.08	708.75	678.83	691.81
19 and 19A	52434205270270041							1,446.76	1,393.93	1,422.85
19 and 19A	2979 PGA CONDO	771.70	742.34	766.10	757.03	751.08	539.19			
19 and 19A	52434205270270042	2,201.58	2,115.13	2,162.56	2,129.85	2,112.03	1,574.55	1,417.78	1,357.99	1,383.98
19 and 19A	52434206000001100	5,588.05	5,370.72	5,506.97	5,429.26	5,384.70	3,968.25	3,565.92	3,421.60	3,488.74
19 and 19A	52434206000003040	5,329.22	5,115.66	5,197.47	5,107.27	5,062.73	3,870.19	3,499.83	3,339.66	3,400.13
19 and 19A	52434206000003080	5,811.05	5,590.47	5,773.63	5,706.67	5,662.11	4,052.74	3,622.86	3,492.19	3,565.09
19 and 19A	52434206000003120	1,089.98	1,046.92	1,068.36	1,051.48	1,042.57	783.18	706.13	675.57	688.29
19 and 19A	52434206030010000	3,295.88	3,166.32	3,236.09	3,186.71	3,159.99	2,126.12	2,034.93	2,073.75	
19 and 19A	52434206030030000	3,305.76	3,176.05	3,247.90	3,199.00	3,172.27	2,363.12	2,127.53	2,038.06	2,077.13
19 and 19A	52434206050000000	26,877.20	25,860.41	26,733.71	26,432.76	26,227.78	18,698.05	16,702.53	16,110.41	16,449.52
19 and 19A	52434206060000000	7,061.76	6,795.78	7,034.18	6,958.10	6,904.63	4,896.82	4,370.03	4,218.64	4,308.41
19 and 19A	52434206070010010	2,083.48	1,998.78	2,021.34	1,982.94	1,965.12	1,529.81	1,387.62	1,320.60	1,343.55
19 and 19A	52434206070010020	1,115.84	1,072.40	1,099.28	1,083.65	1,074.74	792.98	712.73	683.76	697.14

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

TAX RATE HISTORY

TAX PER ASSESSABLE UNIT

SRC

MAINTENANCE ONLY

Unit(s)	Description	17-18	16-17	15-16	14-15	13-14	12-13	11-12	10-11	09-10
19 and 19A	52434206070020000	3,242.51	3,113.72	3,172.27	3,120.32	3,093.59	2,339.15	2,111.38	2,018.04	2,055.48
19 and 19A	52434206080010000	2,077.38	1,992.75	2,014.05	1,975.35	1,957.54	1,527.50	1,386.06	1,318.67	1,341.46
19 and 19A	52434206120010020	11,007.11	12,797.77	13,307.16	13,184.26	13,086.22	9,107.77	8,099.52	7,843.03	8,016.47
19 and 19A	52434206120020000	9,820.00	9,459.46	9,862.37	9,780.43	9,709.11	6,882.27	5,929.95	5,752.85	5,882.96
19 and 19A	52434206120030000	1,225.56	1,180.52	1,230.48	1,220.14	1,211.23	834.55	740.75	718.49	734.71
19 and 19A	52434206140010000	48,305.59	46,269.83	46,246.98	45,173.92	44,737.51	36,442.39	33,297.15	31,487.56	31,978.92
19 and 19A	2701 PGA Blvd Condominium	284.27	253.63	257.26	256.95	256.85	199.35	181.27	173.35	176.56
19 and 19A	Harbour Oaks (317 Units)	117.22	112.18	111.35	113.52	114.91	97.61	90.40	85.89	87.32
19 and 19A	San Matera Condos - 710 sq ft	58.02	55.56	55.47	59.57	61.70	52.25	48.71	46.78	47.67
19 and 19A	San Matera Condos - 783-816 sq ft	59.63	57.15	57.39	61.56	63.69	52.86	49.12	47.29	48.22
19 and 19A	San Matera Condos - 896 sq ft	61.03	58.53	59.07	63.31	65.44	53.39	49.48	47.73	48.71
19 and 19A	San Matera Condos - 999-1016 sq ft	62.88	60.35	61.28	65.60	67.73	54.09	49.95	48.31	49.34
19 and 19A	San Matera Condos - 1081 sq ft	64.03	61.48	62.65	67.04	69.17	54.53	50.25	48.68	49.73
19 and 19A	San Matera Condos - 1203 sq ft	66.00	63.43	65.01	69.49	71.62	55.28	50.75	49.30	50.41
19 and 19A	San Matera Condos - 1288-1331 sq ft	67.82	65.22	67.19	71.76	73.89	55.97	51.22	49.88	51.03
19 and 19A	San Matera Condos - 1370 sq ft	68.71	66.09	68.25	72.86	74.99	56.30	51.44	50.16	51.33
19 and 19A	San Matera Condos - 1718-1730 sq ft	74.38	71.68	75.03	79.91	82.04	58.45	52.89	51.96	53.27
19 and 19A	San Matera Condos - 1818-1832 sq ft	76.07	73.35	77.05	82.02	84.15	59.09	53.32	52.49	53.85
19 and 19A	52434206230010000	711.27	682.99	695.64	684.18	678.31	513.46	463.55	442.98	
19 and 19A	52434206230020000	319.99	307.27	312.96	307.80	305.16	231.00	208.54	199.29	
19 and 19A	52434206230020010	861.95	827.68	843.01	829.12	822.00	622.23	561.75	536.82	
19 and 19A	52434206230020020	644.46	618.84	630.30	619.92	614.60	465.23	420.01	401.37	
19 and 19A	52434206230030000	876.97	842.10	857.70	843.57	836.33	633.07	571.54	546.18	
19 and 19A	52434206230030010	1,251.76	1,202.00	1,224.26	1,204.09	1,193.76	930.63	815.80	779.60	
19 and 19A	52434206230030020	838.15	804.83	819.73	806.23	799.31	605.05	546.24	522.00	
19 and 19A	52434206230040000	482.08	462.91	471.48	463.72	459.74	348.01	314.18	300.24	
19 and 19A	52434206230050000	71.59	68.74	70.01	68.86	68.27	51.68	46.65	44.58	
19 and 19A	52434206230060000	417.59	401.01	408.43	401.69	398.25	301.46	272.15	260.09	
19 and 19A	Landmark at the Gardens Condos	31.27	29.99	30.30	35.29	37.77	31.62	29.72	28.98	29.64
20	A	216.43	203.60	205.68	204.42	157.59	157.59	154.35	154.43	139.20
20	B	162.32	152.70	154.26	154.75	120.34	120.42	118.05	118.18	106.84
20	C	108.22	101.80	102.84	105.08	83.08	83.24	81.74	81.92	74.47
20	D	54.11	50.90	51.42	55.41	45.83	46.07	45.43	45.67	42.11
21	ALL NON EXEMPT PARCELS	1,304.82	1,151.81	1,123.95	1,097.57	1,139.91	1,139.91	1,140.52	1,140.93	1,140.97
23	ALL NON EXEMPT PARCELS	243.16	224.11	218.88	213.68	210.07	201.69	197.62	194.00	202.11
24 and 24A	ALL NON EXEMPT PARCELS	503.96	488.10	486.39	491.34	557.64	557.64	1,178.92	1,008.79	328.43
27B	Condo units	336.43	154.36	144.87	138.35	150.22	125.59	111.62	106.69	117.43
27B	Condo sites			3,925.40	3,602.65	3,840.90	3,167.06	2,783.30	2,642.00	2,929.36
27B	Townhomes	272.49	125.02	117.33	113.15	123.29	103.41	92.14	88.20	96.96
27B	Single Family - 40 ft lots	426.32	195.60	183.57	173.78	188.06	156.77	139.01	132.68	146.20
27B	Single Family - 50 ft lots	532.90	244.50	229.47	215.79	232.93	193.74	171.48	163.50	180.32
27B	Single Family - Preserve lots	639.51	293.41	275.37	257.81	277.82	230.72	203.96	194.32	214.44
27B	COMMERCIAL	1,507.38	691.60	649.07	599.90	643.21	531.76	468.38	445.27	492.23
29	ALL NON EXEMPT PARCELS	289.22	284.94	278.86	277.95	280.89	498.24	528.13	544.42	263.92
31	COMMERCIAL	6,648.82	8,709.50	9,122.17	9,252.18	1,618.59	2,002.86	1,893.08	1,554.69	1,605.56
31	GOLF COURSE 28/31	635.14	832.00	863.44	880.94	160.96	197.63	187.44	155.68	160.79
31	RESIDENTIAL 28/31	970.35	1,271.09	1,331.32	1,332.15	242.21	298.24	282.51	233.65	241.32
32	ALL NON EXEMPT PARCELS	257.36	204.90	200.12	201.10	201.08	201.10	213.09	193.15	126.04
32 and 32A	ALL NON EXEMPT PARCELS	415.81	552.35	539.38	540.26	574.31	574.48	604.29	611.43	433.19
33	ALL NON EXEMPT PARCELS	176.50	168.27	164.64	160.76	160.74	162.40	373.35	406.60	176.27
34	PER CONDO	825.54	818.80	817.09	709.46	599.21	576.20	502.87	532.33	532.45
34	SINGLE FAM	1,829.96	1,815.01	1,811.23	1,565.66	1,317.83	1,266.44	1,103.62	1,168.53	1,168.43
36	PER ACRE								31.76	35.56
36	Per condo w/o landscape benefit								11.73	12.43
36	PER CONDO								10.15	10.60
36	Drainage - per acre								31.76	35.56
36	Landscape - per acre								31.76	35.56

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
 TAX RATE HISTORY
 TAX PER ASSESSABLE UNIT

MAINTENANCE ONLY										
Unit(s)	Description	17-18	16-17	15-16	14-15	13-14	12-13	11-12	10-11	09-10
36	Per condo - "1420 Cypress Dr. Condos"								12.00	
38	ALL NON EXEMPT PARCELS	506.22	506.13	494.61	494.59	494.57	494.57	520.01	520.01	520.03
41	ALL NON EXEMPT PARCELS - No Debt	136.41	149.88	146.74	145.88	145.86	157.06	183.84	184.65	213.19
41	ALL NON EXEMPT PARCELS	136.41	149.88	146.74	145.88	145.86	157.06	183.84	184.65	213.19
43	UNDESIGNATED/AC									9.74
43	SINGLE FAM	1,996.86	1,401.63	1,322.11	1,273.69	1,182.82	1,234.23	1,134.45	897.47	832.42
43	MULTI FAM	3,095.77	2,172.97	2,049.69	1,971.47	1,829.02	1,908.57	1,753.75	1,386.55	1,285.50
43	SINGLE FAM OTHER	1,537.16	1,078.95	1,017.74	981.79	912.56	952.35	875.58	693.18	643.18
43	GOLF/PRIVATE	776.18	544.81	513.90	498.59	465.00	485.18	446.53	354.60	332.06
43	COMMERCIAL	4,828.89	3,388.54	3,196.30	3,071.11	2,847.40	2,971.24	2,729.69	2,156.36	1,998.64
43	CONDO	263.24	184.77	174.29	172.89	163.38	170.46	157.50	126.51	118.22
44	GOLF COURSE	137.57	164.52	150.82	167.56	451.35	260.12	291.75	503.73	135.16
44	RES COTTAGES	181.68	217.26	200.81	204.62	552.75	263.64	290.98	502.37	134.82
44	SINGLE FAM RES	596.12	712.86	658.89	712.66	1,942.88	1,070.84	1,184.10	2,064.41	531.15
44	SINGLE FAM RES - 1 1/2 LOT	894.18	1,069.29	988.34	1,066.12	2,910.04	1,601.82	1,771.59	3,091.91	791.86
44	SINGLE FAM RES - DBL LOT	1,192.24	1,425.72	1,317.78	1,419.58	3,877.19	2,132.79	2,359.08	4,119.41	1,052.56
45	ALL NON EXEMPT PARCELS	617.54	417.50	388.02	461.13	471.79	424.87	355.09	346.85	380.72
46	Sonoma Isles (fka Lakewood)	21.38	38.24	19.06						
46	Jupiter CC- Single Family Lots	92.81	166.18	124.96	30.96	33.05	45.45	50.54	31.92	56.74
46	Jupiter CC- Single Family Pod D				84.07	84.61	122.45	137.78	79.32	155.74
46	Jupiter CC- Single Family Pod E - Undev								79.07	155.21
46	Jupiter CC- Multi Family Pod F Undeveloped	645.97	1,204.05	901.15	189.58	185.25	272.80	308.12	135.21	272.45
46	Jupiter CC- Multi Family Pod F Condos	91.11	163.14	119.06	29.55	31.69	43.42	48.24	30.11	52.97
47	ALL NON EXEMPT PARCELS	78.87	72.07	70.36	69.21	69.19	69.19	75.88	85.10	88.29
49	Parcels East of Congress	1,406.69	1,284.82	1,256.13	1,226.57	1,226.55	1,226.56	989.93	971.89	971.79
49	Parcels West of Congress	340.79	322.78	315.57	312.44	314.56	357.70	388.58	381.78	382.03
51	UNDEVELOPED									
51	SINGLE FAM	202.31	197.59	197.38	192.57	163.19	163.49			
51	MULTI FAM	120.94	118.12	117.99	117.43	101.00				
53	Lots -SF residential - ZLL	25.02								
53	Lots -SF residential - traditional	26.61								
53	Undeveloped undesignated	57.04	12.06							

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

TAX RATE HISTORY

TAX PER ASSESSABLE UNIT

Unit(s)	Description	SRC											DEBT ONLY				
		17-18	16-17	15-16	14-15	13-14	12-13	11-12	10-11	09-10							
2 and 2A	ALL NON EXEMPT PARCELS	\$ 83.18	\$ 82.08	\$ 83.11	\$ 87.68	\$ 86.55	\$ 97.45	\$ 99.93	\$ 98.83	\$ 96.90							
2 and 2A	MFR	\$ 83.18	\$ 82.08	\$ 83.11	\$ 87.68	\$ 86.55	\$ 97.45	\$ 99.93	\$ 98.83	\$ 96.90							
2 and 2A	SFC	\$ 83.18	\$ 82.08	\$ 83.11	\$ 87.68	\$ 86.55	\$ 97.45	\$ 99.93	\$ 98.83	\$ 96.90							
2, 2A and 2C	Undeveloped, unassigned - Rate per Nearest Whole Acre	\$ 10,214.31	\$ 7,025.27				\$ 1,975.85										
2, 2A and 2C	Undeveloped, unassigned - Rate per Actual Acreage	\$ 83.18	\$ 82.08														
2, 2A and 2C	Community Only - Biotech A - Rate per Nearest Whole Acre	\$ 7,726.50	\$ 9,575.17														
2, 2A and 2C	Community Only - Biotech A - Rate per Actual Acreage	\$ 83.18	\$ 82.08														
2, 2A and 2C	Community Only - Biotech B - Rate per Nearest Whole Acre	\$ 7,575.93	\$ 9,388.58														
2, 2A and 2C	Community Only - Biotech B - Rate per Actual Acreage	\$ 83.18	\$ 82.08														
2, 2A and 2C	Community Only - Office - Rate per Nearest Whole Acre	\$ 8,561.90	\$ 10,610.45														
2, 2A and 2C	Community Only - Office - Rate per Actual Acreage	\$ 83.18	\$ 82.08														
2, 2A and 2C	Community Only - Hotel - Rate per Nearest Whole Acre	\$ 28,738.05	\$ 35,614.04														
2, 2A and 2C	Community Only - Hotel - Rate per Actual Acreage	\$ 83.18	\$ 82.08														
2, 2A and 2C	Community Only - Commercial/Retail - Rate per Nearest Whole Acre	\$ 7,814.98	\$ 9,684.82														
2, 2A and 2C	Community Only - Commercial/Retail - Rate per Actual Acreage	\$ 83.18	\$ 82.08														
2, 2A and 2C	Community Only - Apartment - Rate per Nearest Whole Acre	\$ 8,009.28	\$ 9,741.61														
2, 2A and 2C	Community Only - Apartment - Rate per Actual Acreage	\$ 83.18	\$ 82.08														
2, 2A and 2C	Community Only - Townhome - Residential - Rate per Nearest Whole Acre	\$ 6,004.76	\$ 7,441.48														
2, 2A and 2C	Community Only - Townhome - Residential - Rate per Actual Acreage	\$ 6,004.76	\$ 82.08														
2, 2A and 2C	Community Only - Single Family - Residential - Rate per Nearest Whole Acre	\$ 6,004.76	\$ 4,001.03														
2, 2A and 2C	Community Only - Single Family - Residential - Rate per Actual Acreage	\$ 83.18	\$ 82.08														
2, 2A and 2C	Community Only - Utility - Rate per Nearest Whole Acre	\$ 2,633.13	\$ 3,263.14														
2, 2A and 2C	Community Only - Utility - Rate per Actual Acreage	\$ 350.37	\$ 413.20														
2, 2A and 2C	Parcel C - Townhome - Residential - Rate per Nearest Whole Acre	\$ 6,004.76	\$ 7,441.48														
2, 2A and 2C	Parcel C - Townhome - Residential - Rate per Actual Acreage	\$ 934.01	\$ 1,136.48														
2, 2A and 2C	Parcel C - Single Family - Residential - Rate per Nearest Whole Acre	\$ 3,264.67	\$ 4,001.03														
2, 2A and 2C	Parcel C - Single Family - Residential - Rate per Actual Acreage	\$ 857.14	\$ 82.08														
2, 2A and 2C	Parcel D - Single Family - Residential - Rate per Nearest Whole Acre	\$ 3,264.67															
2, 2A and 2C	Parcel D - Single Family - Residential - Rate per Actual Acreage	\$ 856.48	\$ 82.08														
2, 2A and 2C	Parcel E - Single Family - Residential - Rate per Nearest Whole Acre	\$ 3,264.67															
2, 2A and 2C	Parcel E - Single Family - Residential - Rate per Actual Acreage	\$ 722.13	\$ 82.08														
2, 2A and 2C	Parcel F - Townhome - Residential - Rate per Nearest Whole Acre	\$ 83.18	\$ 82.08														
2, 2A and 2C	Parcel F - Townhome - Residential - Rate per Actual Acreage	\$ 6,004.76															
2, 2A and 2C	Parcel G - Single Family - Residential - Rate per Nearest Whole Acre	\$ 3,264.67															
2, 2A and 2C	Parcel G - Single Family - Residential - Rate per Actual Acreage	\$ 508.42	\$ 513.19	\$ 509.23	\$ 516.05	\$ 497.70	\$ 500.35	\$ 499.77	\$ 499.77	\$ 495.30							
3 and 3A	PAR A	\$ 481.19	\$ 485.70	\$ 481.96	\$ 488.41	\$ 471.04	\$ 473.55	\$ 473.00	\$ 467.56	\$ 443.02							
3 and 3A	PAR B	\$ 457.48	\$ 461.77	\$ 458.21	\$ 464.34	\$ 447.83	\$ 450.21	\$ 449.69	\$ 454.86	\$ 450.79							
3 and 3A	PAR C	\$ 511.81	\$ 516.60	\$ 512.62	\$ 519.48	\$ 501.01	\$ 503.67	\$ 503.09	\$ 503.09	\$ 498.60							
3 and 3A	PAR D, PLAT 1	\$ 458.38	\$ 462.68	\$ 459.11	\$ 465.25	\$ 448.71	\$ 451.10	\$ 450.57	\$ 450.57	\$ 446.55							
3 and 3A	PAR D, PLAT 2	\$ 496.31	\$ 500.97	\$ 497.10	\$ 503.76	\$ 485.84	\$ 488.43	\$ 487.86	\$ 487.86	\$ 483.50							
3 and 3A	PAR E	\$ 182.62	\$ 184.33	\$ 182.91	\$ 185.36	\$ 178.76	\$ 179.72	\$ 179.51	\$ 179.51	\$ 177.90							
3 and 3A	PAR F	\$ 550.21	\$ 555.37	\$ 551.09	\$ 558.47	\$ 538.61	\$ 541.47	\$ 540.84	\$ 540.84	\$ 536.01							
3 and 3A	PAR G	\$ 572.38	\$ 577.74	\$ 573.29	\$ 580.96	\$ 560.30	\$ 563.28	\$ 562.63	\$ 562.63	\$ 557.61							
3 and 3A	PAR H	\$ 323.00	\$ 326.03	\$ 323.51	\$ 327.84	\$ 316.18	\$ 317.86	\$ 317.50	\$ 317.50	\$ 314.66							
3 and 3A	PAR J	\$ 3,591.78	\$ 3,625.46	\$ 3,597.51	\$ 3,645.66	\$ 3,516.01	\$ 3,534.72	\$ 3,530.62	\$ 3,530.63	\$ 4,198.91							
5 and 5A	APTS & COMMERCIAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							
5 and 5A	GOLF COURSE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							
5 and 5A	INDUSTRIAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							
5 and 5A	Emerald Dunes Condos	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							
5 and 5A	Business Park Vista Center	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							
5 and 5A	Ventura Greens at Emerald Dunes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							
5 and 5A	Links at Emerald Dunes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							
5 and 5A	Villas at Emerald Dunes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							
5 and 5A	Vista Center Condos	\$ 337.30	\$ 328.97	\$ 326.68	\$ 404.26	\$ 393.33	\$ 389.99	\$ 383.41	\$ 378.01	\$ 377.34							
5 and 5B	RESIDENTIAL	\$ 2,452.64	\$ 2,392.07	\$ 2,375.41	\$ 2,942.25	\$ 2,862.74	\$ 2,831.12	\$ 2,790.53	\$ 2,751.23	\$ 2,746.31							
5 and 5B	COMMERCIAL	\$ 95.38	\$ 93.02	\$ 92.38	\$ 114.42	\$ 111.33	\$ 110.10	\$ 108.52	\$ 106.99	\$ 106.80							
5 and 5B	Mezzano Condo	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							
5 and 5C	RESIDENTIAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							
5 and 5D	COMMERCIAL/AC	\$ 278.10	\$ 282.68	\$ 282.89	\$ 296.00	\$ 292.19	\$ 289.60	\$ 289.08	\$ 293.02	\$ 291.89							

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
 TAX RATE HISTORY
 TAX PER ASSESSABLE UNIT

Unit(s)	Description	SRC										DEBT ONLY									
		17-18	16-17	15-16	14-15	13-14	12-13	11-12	10-11	09-10	17-18	16-17	15-16	14-15	13-14	12-13	11-12	10-11	09-10		
19 and 19A	52434206230020010	\$ 758.49	\$ 748.77	\$ 750.79	\$ 751.20	\$ 758.29	\$ 958.19	\$ 1,299.92	\$ 1,290.96												
19 and 19A	52434206230020020	\$ 567.11	\$ 559.84	\$ 561.35	\$ 561.66	\$ 566.96	\$ 716.42	\$ 971.93	\$ 965.22												
19 and 19A	52434206230030000	\$ 771.71	\$ 761.82	\$ 763.88	\$ 764.29	\$ 771.51	\$ 974.89	\$ 1,322.57	\$ 1,313.45												
19 and 19A	52434206230030010	\$ 1,101.52	\$ 1,087.41	\$ 1,090.34	\$ 1,090.93	\$ 1,101.23	\$ 1,391.53	\$ 1,887.82	\$ 1,874.80												
19 and 19A	52434206230030020	\$ 737.55	\$ 728.10	\$ 730.07	\$ 730.46	\$ 737.36	\$ 931.74	\$ 1,264.04	\$ 1,255.32												
19 and 19A	52434206230040000	\$ 424.22	\$ 418.78	\$ 419.91	\$ 420.14	\$ 424.10	\$ 535.91	\$ 727.03	\$ 722.02												
19 and 19A	52434206230050000	\$ 62.99	\$ 62.19	\$ 62.35	\$ 62.39	\$ 62.98	\$ 79.58	\$ 107.96	\$ 107.21												
19 and 19A	52434206230060000	\$ 367.49	\$ 362.78	\$ 363.77	\$ 363.96	\$ 367.39	\$ 464.22	\$ 629.81	\$ 625.47												
24 and 24A	ALL NON EXEMPT PARCELS	\$ 28.61	\$ 28.24	\$ 28.32	\$ 28.33	\$ 28.60	\$ 35.06	\$ 46.14	\$ 45.79												
27B	Condo units	\$ 413.24	\$ 407.83	\$ 413.33	\$ 412.89	\$ 392.47	\$ 421.30	\$ 478.30	\$ 470.16												
27B	Condo sites	\$ 11,202.56	\$ 11,198.96	\$ 11,202.56	\$ 11,198.96	\$ 10,621.01	\$ 11,400.33	\$ 12,943.23	\$ 12,723.00												
27B	Townhomes	\$ 447.37	\$ 441.50	\$ 447.46	\$ 446.99	\$ 424.88	\$ 456.09	\$ 517.80	\$ 508.98												
27B	Single Family - 40 ft lots	\$ 699.93	\$ 690.75	\$ 700.07	\$ 699.33	\$ 664.75	\$ 713.57	\$ 810.12	\$ 796.33												
27B	Single Family - 50 ft lots	\$ 874.91	\$ 863.44	\$ 875.09	\$ 874.17	\$ 830.93	\$ 891.96	\$ 1,012.65	\$ 995.41												
27B	Single Family - Preserve lots	\$ 1,049.93	\$ 1,036.16	\$ 1,050.15	\$ 1,049.04	\$ 997.15	\$ 1,070.39	\$ 1,215.22	\$ 1,194.01												
27B	COMMERCIAL	\$ 1,597.91	\$ 1,576.97	\$ 1,598.25	\$ 1,596.56	\$ 1,517.60	\$ 1,629.06	\$ 1,849.47	\$ 1,818.00												
29	ALL NON EXEMPT PARCELS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -												
31	COMMERCIAL	\$ -	\$ -	\$ -	\$ -	\$ 8,753.79	\$ 8,369.52	\$ 8,252.76	\$ 8,444.21												
31	GOLF COURSE 28/31	\$ -	\$ -	\$ -	\$ -	\$ 828.57	\$ 792.20	\$ 781.15	\$ 799.27												
31	RESIDENTIAL 28/31	\$ -	\$ -	\$ -	\$ -	\$ 1,270.30	\$ 1,214.53	\$ 1,197.59	\$ 1,225.37												
32 and 32A	ALL NON EXEMPT PARCELS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -												
33	ALL NON EXEMPT PARCELS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -												
36	PER CONDO	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -												
36	Drainage - per acre	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -												
36	Landscape - per acre	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -												
36	Per condo - "1420 Cypress Dr Condos"	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -												
41	ALL NON EXEMPT PARCELS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -												
43	SINGLE FAM	\$ 2,761.03	\$ 3,306.22	\$ 3,312.60	\$ 3,328.69	\$ 3,361.67	\$ 3,310.26	\$ 3,283.75	\$ 3,333.16												
43	MULTI FAM	\$ 1,667.80	\$ 1,997.13	\$ 2,000.98	\$ 2,010.70	\$ 2,030.62	\$ 1,999.58	\$ 1,983.58	\$ 2,013.94												
43	SINGLE FAM OTHER	\$ 2,072.39	\$ 2,481.60	\$ 2,486.39	\$ 2,498.47	\$ 2,523.43	\$ 2,485.19	\$ 2,465.30	\$ 2,502.39												
43	GOLF/PRIVATE	\$ 1,046.46	\$ 1,253.10	\$ 1,255.51	\$ 1,261.61	\$ 1,274.11	\$ 1,254.63	\$ 1,244.58	\$ 1,263.31												
43	COMMERCIAL	\$ 4,876.26	\$ 5,837.51	\$ 5,848.78	\$ 5,877.19	\$ 5,935.42	\$ 5,844.64	\$ 5,797.85	\$ 5,885.08												
43	CONDO	\$ 354.90	\$ 424.97	\$ 425.79	\$ 427.86	\$ 432.14	\$ 425.59	\$ 422.18	\$ 428.53												
44	GOLF COURSE	\$ 1,518.05	\$ 1,488.40	\$ 1,488.92	\$ 1,490.40	\$ 1,209.16	\$ 1,718.09	\$ 1,720.06	\$ 1,508.30												
44	RES COTTAGES	\$ 2,004.73	\$ 1,965.59	\$ 1,982.38	\$ 1,831.72	\$ 1,486.06	\$ 1,742.18	\$ 1,715.35	\$ 1,504.17												
44	SINGLE FAM RES	\$ 6,577.80	\$ 6,449.35	\$ 6,504.47	\$ 6,510.95	\$ 5,282.31	\$ 7,262.54	\$ 7,150.70	\$ 6,270.36												
44	SINGLE FAM RES - 1/2 LOT	\$ 9,866.70	\$ 9,674.03	\$ 9,756.71	\$ 9,766.43	\$ 7,923.47	\$ 10,893.81	\$ 10,726.05	\$ 9,405.54												
44	SINGLE FAM RES - DBL LOT	\$ 13,155.60	\$ 12,898.70	\$ 13,008.94	\$ 13,021.90	\$ 10,564.62	\$ 14,525.08	\$ 14,301.40	\$ 12,540.72												
45	ALL NON EXEMPT PARCELS	\$ 847.33	\$ 874.65	\$ 920.12	\$ 920.87	\$ 910.19	\$ 906.01	\$ 918.08	\$ 913.70												
46	Sonoma Isles (fka Lakewood)	\$ 866.43	\$ 1,592.45	\$ 1,122.40																	
46	Jupiter CC- Single Family Lots	\$ 1,106.94	\$ 1,119.45	\$ 1,384.00	\$ 1,815.08	\$ 1,815.41	\$ 1,804.34	\$ 1,803.81	\$ 1,814.91												
46	Jupiter CC-Single Family Pod D																				
46	Jupiter CC-Single Family Pod E - Undev																				
46	Jupiter CC-Multi Family Pod F Undeveloped	\$ 7,704.42	\$ 8,110.98	\$ 9,980.82	\$ 13,232.75	\$ 13,104.58	\$ 13,025.61	\$ 13,021.78	\$ 10,144.50												
46	Jupiter CC-Multi Family Pod F Condos	\$ 1,086.74	\$ 1,099.02	\$ 1,318.68	\$ 1,714.18	\$ 1,714.49	\$ 1,704.04	\$ 1,703.53	\$ 1,669.20												
53	Lots -SF residential - ZLL	\$ 668.49																			
53	Lots -SF residential - traditional	\$ 711.04																			
53	Undeveloped undesignated	\$ 1,524.02	\$ 1,163.87																		

Tax Per Computed Acre Worksheet

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
BUDGET WORKSHEET - FISCAL YEAR ENDING 9/30/2018

Unit	10/1/17 Projected Total Fund Balance	Reserve Requirement Debt	Reserve for Debt Service 10/1/18 - 4/1/19	Reserve for Maintenance	10/1/17 Projected Cash Balance Available for 17-18 Budget	Proposed 17-18 Expense Budget	10/1/17 Account Status	10/1/17 Account Status Grossed Up 1% & 4%	Tax Base	10/1/17 Tax Per Computed Acres 1
1-Maint	190,376	-	-	(175,376)	15,000	135,035	(120,035)	(126,085)	2,178	57.89
2-Maint	267,756	-	-	(267,756)	-	263,351	(263,351)	(276,623)	8,373	33.04
2A-Maint	217,420	-	-	(217,420)	-	81,807	(81,807)	(85,930)	4,822	17.82
2A-Debt	98,270	-	(95,906)	-	2,363	384,213	(381,849)	(401,094)	4,822	83.18
2C-Maint	6,037	-	-	(16,037)	(10,000)	78,668	(88,668)	(93,137)	*	*
2C-Debt	5,265,400	(3,824,250)	(1,423,244)	-	17,906	3,837,300	(3,819,394)	(4,011,891)	*	*
3-Maint	335,069	-	-	(330,858)	4,211	202,502	(198,290)	(208,284)	2,425	85.89
3A-Maint	378,150	-	-	(383,527)	(5,377)	140,359	(145,736)	(153,081)	*	*
3A-Debt	89,578	-	(78,878)	-	10,700	415,925	(405,225)	(425,648)	*	*
4-Maint	190,264	-	-	(201,236)	(10,972)	424,248	(435,220)	(457,155)	8,795	51.98
5-Maint	174,323	-	-	(187,869)	(13,546)	122,159	(135,705)	(142,545)	8,162	17.46
5A-Maint	1,195,875	-	-	(1,196,375)	(500)	357,120	(357,620)	(375,644)	*	*
5B-Maint	138,739	-	-	(94,062)	44,677	118,401	(73,724)	(77,440)	*	*
5B-Debt	35,667	-	(28,120)	-	7,547	393,129	(385,581)	(405,015)	*	*
5C-Maint	72,788	-	-	(148,111)	(75,324)	38,810	(114,134)	(119,886)	1,367	87.70
5D-Maint	171,788	-	-	(176,288)	(4,500)	62,881	(67,381)	(70,776)	*	*
5D-Debt	18,682	-	(4,705)	-	13,977	378,397	(364,420)	(382,786)	*	*
7-Maint	240,076	-	-	(240,076)	-	105,075	(105,075)	(110,371)	2,761	39.97
9-Maint	265,154	-	-	(235,591)	29,563	132,002	(102,438)	(107,601)	1,803.65	59.66
9A-Maint	877,133	-	-	(873,933)	3,200	566,847	(563,647)	(592,055)	*	*
9A-Debt	952,409	(566,173)	(326,822)	-	59,414	2,830,863	(2,771,448)	(2,911,129)	*	*
9B-Maint	536,122	-	-	(536,622)	(500)	445,309	(445,809)	(468,278)	*	*
9B-Debt	926,769	(667,213)	(227,513)	-	32,044	1,345,975	(1,313,931)	(1,380,153)	*	*
11-Maint	2,249,241	-	-	(2,181,019)	68,222	2,288,295	(2,220,073)	(2,331,965)	5,708	408.54
12-Maint	136,751	-	-	(136,121)	630	50,652	(50,022)	(52,543)	1,999	26.28
12A-Maint	79,216	-	-	(79,216)	-	18,971	(18,971)	(19,927)	127	156.91
14-Maint	334,631	-	-	(284,631)	50,000	708,824	(658,824)	(692,029)	*	*
15-Maint	267,068	-	-	(247,068)	20,000	553,346	(533,346)	(560,226)	4,849	115.53
16-Maint	853,196	-	-	(814,785)	38,411	751,588	(713,176)	(749,121)	887	844.56
16-Debt	902,097	(724,800)	(156,622)	-	20,675	728,488	(707,812)	(743,486)	887	838.20
18-Maint	1,527,995	-	-	(1,527,995)	-	1,925,998	(1,925,998)	(2,023,068)	*	*
19-Maint	202,301	-	-	(202,301)	-	258,930	(258,930)	(271,980)	*	*
19-Debt	28,655	-	(19,974)	-	8,681	321,415	(312,734)	(328,496)	*	*
19A-Maint	372,643	-	-	(386,241)	(13,598)	50,717	(64,315)	(67,557)	*	*
20-Maint	72,659	-	-	(78,159)	(5,500)	42,458	(47,958)	(50,375)	*	*
21-Maint	663,555	-	-	(588,055)	75,500	453,132	(377,632)	(396,665)	304	1,304.82
23-Maint	176,536	-	-	(163,413)	13,122	177,485	(164,363)	(172,647)	710	243.16
24-Maint	769,988	-	-	(709,988)	60,000	270,143	(210,143)	(220,734)	438	503.96
27B-Maint	127,878	-	-	(74,732)	53,146	246,667	(193,521)	(203,274)	*	*
27B-Debt	364,809	(292,763)	(64,838)	-	7,208	284,925	(277,717)	(291,714)	*	*
29-Maint	173,163	-	-	(172,413)	750	37,095	(36,345)	(38,177)	132	289.22

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
 BUDGET WORKSHEET - FISCAL YEAR ENDING 9/30/2018

Unit	10/1/17 Projected Total Fund Balance	Reserve Requirement Debt	Reserve for Debt Service 10/1/18 - 4/1/19	Reserve for Maintenance	10/1/17 Projected Cash Balance Available for 17-18 Budget	Proposed 17-18 Expense Budget	10/1/17 Account Status	10/1/17 Account Status Grossed Up 1% & 4%	Tax Base	10/1/17 Tax Per Computed Acre 1
31-Maint	3,531,223	-	-	(2,520,423)	1,010,800	2,740,252	(1,729,452)	(1,816,617)	*	*
32-Maint	15,768	-	-	(14,248)	1,519	15,485	(13,965)	(14,669)	57	257.36
32A-Maint	31,885	-	-	(33,255)	(1,369)	3,005	(4,375)	(4,595)	29	158.45
33-Maint	56,183	-	-	(55,783)	400	13,674	(13,274)	(13,943)	79	176.50
34-Maint	103,785	-	-	(93,825)	9,960	152,856	(142,896)	(150,098)	*	*
38-Maint	171,477	-	-	(186,221)	(14,744)	32,967	(47,711)	(50,116)	99	506.22
41-Maint	37,954	-	-	(38,769)	(815)	4,250	(5,065)	(5,320)	39	136.41
43-Maint	641,538	-	-	(495,538)	146,000	1,123,362	(977,362)	(1,026,621)	*	*
43-Debt	461,445	(252,167)	(191,959)	-	17,320	1,243,557	(1,226,237)	(1,288,039)	*	*
44-Maint	443,796	-	-	(452,796)	(9,000)	45,181	(54,181)	(56,912)	*	*
44-Debt	665,379	(493,270)	(159,226)	-	12,883	610,734	(597,851)	(627,983)	*	*
45-Maint	233,585	-	-	(223,585)	10,000	201,070	(191,070)	(200,700)	325	617.54
45-Debt	105,077	(40,984)	(53,035)	-	11,058	273,228	(262,170)	(275,384)	325	847.33
46-Maint	167,670	-	-	(198,670)	(31,000)	22,138	(53,138)	(55,816)	*	*
46-Debt	760,134	(543,338)	(206,819)	-	9,978	765,438	(755,460)	(793,535)	*	*
47-Maint	374,490	-	-	(369,601)	4,889	41,230	(36,341)	(38,172)	484	78.87
49-Maint	120,730	-	-	(118,722)	2,008	67,948	(65,940)	(69,264)	*	*
51-Maint	17,731	-	-	(21,131)	(3,400)	9,299	(12,699)	(13,339)	*	*
53-Maint	7,349	-	-	(12,349)	(5,000)	44,179	(49,179)	(51,658)	*	*
53-Debt	2,396,498	(1,724,116)	(662,141)	-	10,240	1,324,283	(1,314,042)	(1,380,270)	*	*
Totals	32,289,921	(9,129,073)	(3,699,800)	(17,762,188)	1,698,860	30,763,641	(29,064,781)	(30,529,646)		

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
BUDGET WORKSHEET - FISCAL YEAR ENDING 9/30/2018

Detail of tax rates by land use is shown on the table below.

UNIT	DESCRIPTION	Debt	Maint
02C	Cmty Only - Apt (per acre)	\$ 8,009.28	\$ 225.95
	Cmty Only - Bio A (per acre)	\$ 7,726.50	\$ 177.94
	Cmty Only - Bio B (per acre)	\$ 7,575.93	\$ 174.47
	Cmty Only - Com/RI (per acre)	\$ 7,814.98	\$ 179.98
	Cmty Only - Hotel (per acre)	\$ 28,738.05	\$ 661.84
	Cmty Only - Office (per acre)	\$ 8,561.90	\$ 197.18
	Cmty Only - SF - Res (per acre)	\$ 3,264.67	\$ 75.19
	Cmty Only - TH - Res (per acre)	\$ 6,004.76	\$ 138.29
	Cmty Only - Utility (per acre)	\$ 2,633.13	\$ 60.64
	Par C - SF - Res (per acre)	\$ 3,264.67	\$ 75.19
	Par C - SF - Res (per lot)	\$ 850.83	\$ 19.59
	Par C - TH - Res (per acre)	\$ 6,004.76	\$ 138.29
	Par C - TH - Res (per unit)	\$ 267.19	\$ 6.15
	Par D - SF - Res (per acre)	\$ 3,264.67	\$ 75.19
	Par D - SF - Res (per lot)	\$ 773.96	\$ 17.82
	Par E - SF - Res (per acre)	\$ 3,264.67	\$ 75.19
	Par E - SF - Res (per lot)	\$ 773.30	\$ 17.81
	Par F - TH - Res (per acre)	\$ 6,004.76	\$ 138.29
	Par F - TH - Res (per unit)	\$ 638.95	\$ 15.79
	Par G - SF - Res (per acre)	\$ 3,264.67	\$ 75.19
	Par G - SF - Res (per lot)	\$ 858.96	\$ 19.78
03A	APTS & COMMERCIAL	\$ 3,591.78	\$ 1,291.75
	PAR A	\$ 508.42	\$ 182.85
	PAR B	\$ 481.19	\$ 173.06
	PAR C	\$ 457.48	\$ 164.53
	PAR D, PLAT 1	\$ 511.81	\$ 184.07
	PAR D, PLAT 2	\$ 458.38	\$ 164.85
	PAR E	\$ 496.31	\$ 178.49
	PAR F	\$ 182.62	\$ 65.68
	PAR G	\$ 550.21	\$ 197.88
	PAR H	\$ 572.38	\$ 205.85
	PAR J	\$ 323.00	\$ 116.16
05A	Business Park Vista Center		\$ 178.60
	Emerald Dunes Condos		\$ 76.20
	GOLF COURSE		\$ 198.09
	INDUSTRIAL	\$ 1,278.42	
	Links at Emerald Dunes	\$ 103.66	
	Ventura Greens at Emerald Dunes	\$ 182.63	
	Villas at Emerald Dunes	\$ 90.32	
	Vista Center Condos		\$ 426.14
05B	COMMERCIAL	\$ 2,452.64	\$ 468.95
	CONDO	\$ 95.38	\$ 18.24
	RESIDENTIAL	\$ 337.30	\$ 64.49
05D	COMMERCIAL/AC	\$ 278.10	\$ 51.42
	PARCELS	\$ 2,529.97	\$ 467.79
	RESIDENTIAL	\$ 417.45	\$ 77.18
	San Michele condo	\$ 19.47	\$ 3.60
09A	COMMERCIAL/AC	\$ 5,106.03	\$ 1,038.45
	RESIDENTIAL/AC	\$ 633.32	\$ 128.80
		\$ 1,792.46	\$ 364.54

UNIT	DESCRIPTION	Debt	Maint
09B	COMMERCIAL/AC	\$ 2,978.98	\$ 1,010.75
	GOLF COURSE/AC	\$ 135.86	\$ 46.10
	RESIDENTIAL/AC	\$ 750.35	\$ 254.59
14	A		\$ 613.25
	B		\$ 613.25
	C		\$ 338.60
18	APARTMENTS	\$ 3,142.50	\$ 7,040.28
	COMMERCIAL		\$ 822.37
	ERU		\$ 756.91
	GC		\$ 2,073.65
19	PSO	\$ 237.44	\$ 196.59
	2701 PGA Blvd Condominium	\$ 949.76	\$ 786.36
	All except condos	\$ 116.47	\$ 96.43
	Harbour Oaks	\$ 28.61	\$ 23.69
	Landmark at the Gardens Condos	\$ 56.20	\$ 46.53
	San Matera Condos		\$ 67.68
19A	2701 PGA Blvd Condominium		\$ 1,560.85
	52434205260010000		\$ 537.27
	52434205260270051		\$ 291.82
	52434205260270052		\$ 410.49
	52434205260270062		\$ 803.30
	52434205260270063		\$ 849.35
	52434205260270064		\$ 297.97
	52434205260270065		\$ 328.87
	52434205260270067		\$ 292.26
	52434205260270068		\$ 313.91
	52434205260270069		\$ 742.38
	52434205270270041		\$ 628.86
	52434205270270042		\$ 1,856.25
	52434206000001100		\$ 1,397.42
	52434206000003040		\$ 1,879.25
	52434206000003080		\$ 303.62
	52434206000003120		\$ 936.80
	52434206030010000		\$ 946.68
	52434206030030000		\$ 8,790.92
	52434206050000000		\$ 2,343.60
	52434206060000000		\$ 510.76
	52434206070010010		\$ 329.48
	52434206070010020		\$ 883.43
	52434206070020000		\$ 504.66
	52434206080010000		\$ 3,929.87
	52434206120010020		\$ 3,529.12
	52434206120020000		\$ 439.20
	52434206120030000		\$ 9,773.95
	52434206140010000		\$ 1,257.97
	52434206140020000		\$ 67.68
	52434206210000010		\$ 1,561.77
	52434206210000020		

UNIT	DESCRIPTION	Debt	Maint
19A	Continuation from previous column:		
	Harbour Oaks		\$ 20.79
	Landmark at the Gardens Condos		\$ 7.58
	San Matera Condos - 1081 sq ft		\$ 17.50
	San Matera Condos - 1203 sq ft		\$ 19.47
	San Matera Condos - 1288-1331 sq ft		\$ 21.29
	San Matera Condos - 1370 sq ft		\$ 22.18
	San Matera Condos - 1718-1730 sq ft		\$ 27.85
	San Matera Condos - 1818-1832 sq ft		\$ 29.54
	San Matera Condos - 710 sq ft		\$ 11.49
	San Matera Condos - 783-816 sq ft		\$ 13.10
	San Matera Condos - 896 sq ft		\$ 14.50
	San Matera Condos - 999-1016 sq ft		\$ 16.35
20	A		\$ 216.43
	B		\$ 162.32
	C		\$ 108.22
	D		\$ 54.11
27B	COMMERCIAL	\$ 1,597.91	\$ 1,507.38
	Condo units	\$ 413.24	\$ 336.43
	Single Family - 40 ft lots	\$ 699.93	\$ 426.32
	Single Family - 50 ft lots	\$ 874.91	\$ 532.90
	Single Family - Preserve lots	\$ 1,049.93	\$ 639.51
	Townhomes	\$ 447.37	\$ 272.49
31	COMMERCIAL		\$ 6,648.82
	ERU		\$ 970.35
	GC		\$ 635.14
34	Condo owners		\$ 825.54
	Homeowners		\$ 1,829.96
43	COMMERCIAL	\$ 4,876.26	\$ 4,828.89
	CONDO	\$ 354.90	\$ 263.24
	GOLF/PRIVATE	\$ 1,046.46	\$ 776.18
	MULTI FAM	\$ 1,667.80	\$ 3,095.77
	SINGLE FAM	\$ 2,761.03	\$ 1,996.86
	SINGLE FAM OTHER	\$ 2,072.39	\$ 1,537.16
44	GOLF COURSE - per acre	\$ 1,518.05	\$ 137.57
	RES COTTAGES - per acre	\$ 2,004.73	\$ 181.68
	SINGLE FAM RES	\$ 6,577.80	\$ 596.12
46	Multi Family Pods F - condos	\$ 1,086.74	\$ 91.11
	Multi Family Pods F - undevelcd	\$ 7,704.42	\$ 645.97
	Single Family Lots	\$ 1,106.94	\$ 92.81
	Sonoma Isles (fka Lakewood)	\$ 866.43	\$ 21.38
49	Parcels East of Congress		\$ 1,406.69
	Parcels West of Congress		\$ 340.79
51	MULTI FAM		\$ 57.04
	SINGLE FAM		\$ 202.31
53	Lots - SF res - traditional	\$ 711.04	\$ 26.61
	Lots - SF res - ZLL	\$ 668.49	\$ 25.02
	Undeveloped undesignated	\$ 1,524.02	\$ 57.04