

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

BUDGET FISCAL YEAR 2025



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

FINAL- For public hearing
and presentation to Board of
Supervisors on 8/28/2024

**NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
Budget
Fiscal Year 2025**

BOARD OF SUPERVISORS

Name	Position	Board Member Since
Matthew J. Boykin, CPA	President	2008
L. Marc Cohn	Vice-President	2011
Gregory Block	Supervisor	2017
Ellen T. Baker	Supervisor	2020
Brian J. LaMotte	Supervisor	2022

Administrative Officials

C. Danvers Beatty, P.E.	Executive Director
Katie Roundtree, CPA, CPFO	Director of Finance & Administration
Kimberly A. Leser, P.E.	District Engineer



**Northern Palm Beach County Improvement District Headquarters
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About the Cover

Photographer: Lucas Schaffer, Environmental Technician for Northern Palm Beach County Improvement District

Subject: White-tailed Deer

Location: Unit 43, Mirasol, in Preserve A

**NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
BUDGET
FISCAL YEAR 2025**

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Northern Palm Beach County Improvement District
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TO: Matthew J. Boykin
L. Marc Cohn
Gregory Block
Ellen T. Baker
Brian J. LaMotte

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

DATE: August 28, 2024

RE: Final Budget Fiscal Year 2024/2025

Part I: Letter of Transmittal

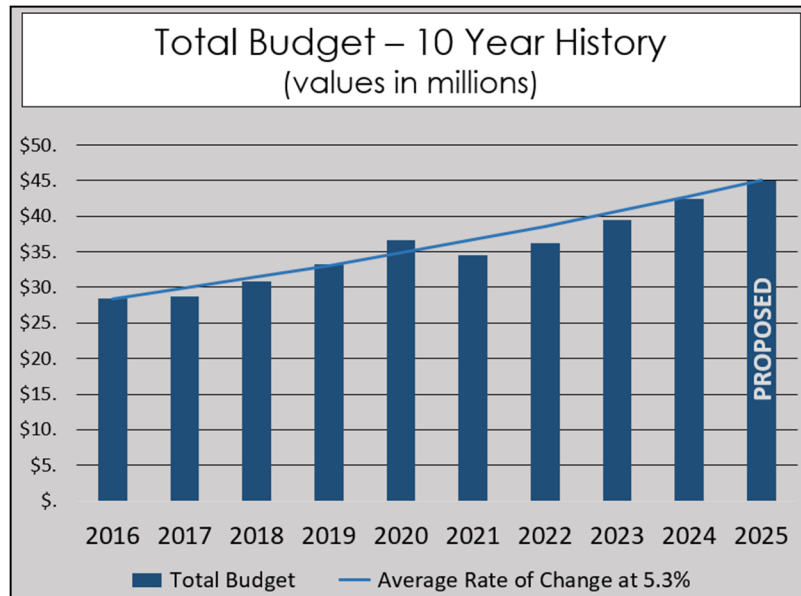
I respectfully present the Fiscal Year 2024/2025 Budget for your review, consideration and approval. This budget is presented under the concept that the Northern Palm Beach County Improvement District (Northern) exists to provide the individual residents of the District, the owners of undeveloped land and the local governments whose jurisdictions are shared or overlap with Northern's high quality essential, efficient services that are responsive to their needs and concerns. I believe the Fiscal Year 2024/2025 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 when, where, and how funds are to be spent. Prior to the adoption of the budget, Northern holds two public hearings to discuss the budget and provide the constituents with an opportunity for input into its formulation. Beginning April 16, 2024, Northern contacted approximately 40 representatives of Homeowner and Property Owner Associations to review the draft budgets for their communities.

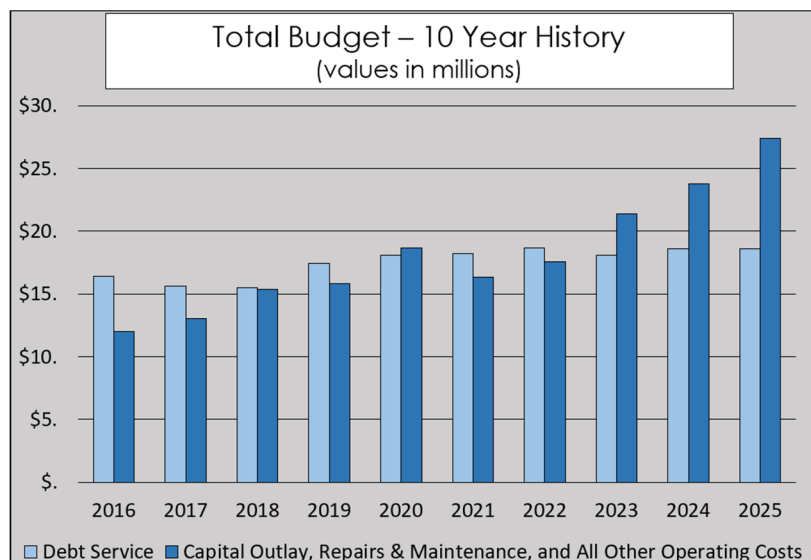
The adoption of the budget and assessment roll each year is one of the most important actions the Board takes. It is the foremost challenge for Northern's Staff and Consultants to meet the Supervisors' goals with fiscally sound plans and a clear path for progress while being financially responsible.

As a practice, we are maintaining between 20% and 25% of budgeted funds as undesignated reserves in each Unit of Development for potential emergencies. The proposed Fiscal Year 2024/2025 Budget will use some excess reserves to offset maintenance budgets; however, we are not planning to lower reserves below the established threshold.

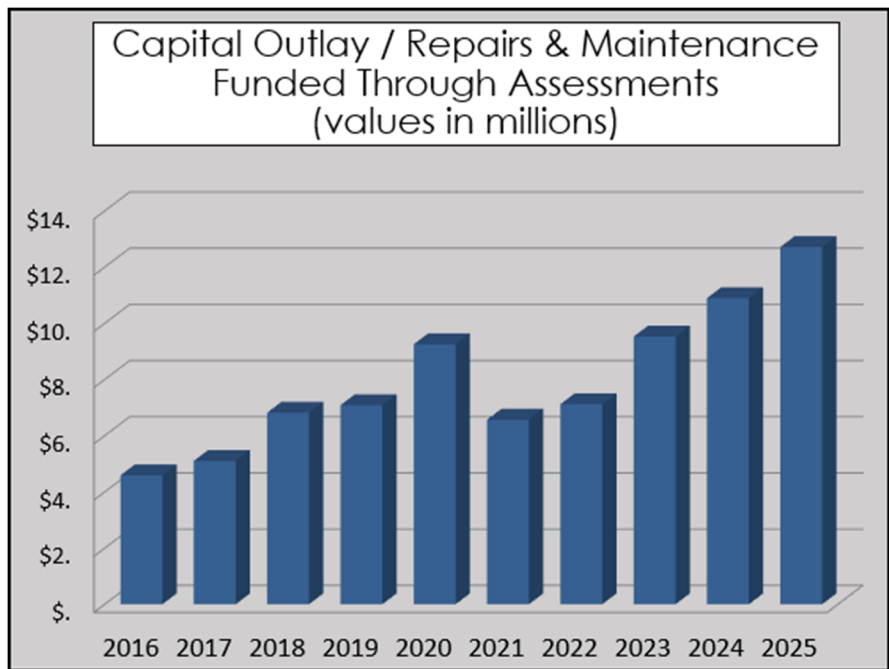
The total recommended Fiscal Year 2024/2025 Budget of \$ \$44,986,590 is an 6.1% increase, or approximately \$2.6 million more than the Fiscal Year 2023/2024 Budget. The chart below depicts the District’s overall proposed budget compared to the budgets of each of the past nine years. The total proposed 2025 budget is approximately \$16.6 million higher than the total budget of ten years ago. That represents an average rate of change of 5.3% over the past ten years as shown in the graph below.



As evidenced by the following graph, the percentage of the District’s total budget relating to Debt Service (shown in light blue) has decreased from 58% in 2016 to about 40% in 2025. This change occurred even though Northern has issued four large Series of Bonds (Series 2017 in Unit 2C, Alton, and Series 2015, 2018 and 2021 in Unit 53, Arden) within the same ten year time frame. Meanwhile, the District’s budgets for Capital Outlay, Repairs & Maintenance, and All Other Operating Costs (shown in dark blue) have increased with the expansion and aging of District-owned facilities.



Although Northern is currently working on new large infrastructure projects, maintenance of older, existing infrastructure is still critical for successful operation of District facilities. Major projects budgeted for 2025 are part of the Five-Year Maintenance and Capital Projects Plan which has been prepared for each unit of development. Many future major repair and replacement projects are planned to coincide with debt retirements. The graph below shows the District's costs in Repairs & Maintenance and Capital Outlay over the last 10 years that were funded from budgeted maintenance assessments rather than debt or borrowing.



As depicted in the graph above, although 2021 and 2022 are lower than 2019 and 2020, the general trend upwards is apparent when you compare the budgeted amounts over the past 10 years. The amount of capital outlay/repairs and maintenance projects is roughly 2.9 times what it was 10 years ago. The decrease in 2021 and 2022 was largely in response to the COVID-19 pandemic, some projects were scaled back or deferred. The proposed budget reflects a total of \$12,714,330 for capital improvement and repair projects, which is an increase of approximately \$1.8 million, or 16.7%, compared to last year. Most of the increase relates to major repairs and replacements of pump station control panels and generators, culverts, catch basins, and weirs, as well roadway maintenance. The increasing costs of repairs & maintenance correspond with the aging of District facilities.

This budget includes the following \$9,241,222 in major capital improvement and repair projects:

Unit	Name	Project Name	Amount
2	Frenchman's Creek	1 New Aerator	\$24,500
		1 Security Camera	\$10,000
2A	MacArthur Overlay	Telemetry Upgrade/ Enhancement	\$50,000

Unit	Name	Project Name	Amount
2C	Alton	Telemetry Upgrade/ Enhancement	\$10,000
		Culvert Inspections	\$30,000
		1 New Aerator	\$24,500
3	Horseshoe Acres/Square Lake	Canal Maintenance and Debris Removal	\$158,960
		Telemetry Upgrade/ Enhancement	\$10,000
		Access Gates Enhancements	\$14,500
		1 New Aerator	\$24,500
3A	Woodbine	Heavy Cleaning of Culverts	\$160,000
		1 New Aerator	\$24,500
4	West of Villages of Palm Beach Lakes	Telemetry Upgrade/ Enhancement	\$15,000
		Culvert Repair/Replacement	\$300,000
		3 New Aerators	\$73,500
5A	Vista Center of Palm Beach	Culvert Cleaning and Restoration (Funds On Hand Portion)	\$375,000
		Roadway Catch Basin Cleaning and Inspection	\$250,000
5B	Baywinds	Generator Replacement	\$93,750
5C	Riverwalk	Improved access to RTU site	\$30,000
7	Dyer Boulevard	Access Gates Enhancements	\$13,500
9	Admirals Cove West	Culvert Cleaning	\$20,000
9A	Abacoa I	Engineering Lake Liner Study	\$35,000
		Vegetation Reduction Mowing	\$30,000
		Telemetry Upgrade/ Enhancement	\$25,000
		Culvert Cleaning	\$50,000
		Preserve Structures - Repair and Replacement	\$150,000
		Water control structure repair	\$25,000
		3 New Aerators	\$73,500
9B	Abacoa II	Vegetation Reduction Mowing	\$30,000
		Telemetry Upgrade/ Enhancement	\$10,000
		Culvert Cleaning	\$20,000
		Preserve Structures - Repair and Replacement	\$300,000
		1 New Aerator	\$24,500

Unit	Name	Project Name	Amount
11	PGA National	Engineering Design Of Multiple Projects	\$51,000
		BioNest Biological Weed Control	\$10,000
		Telemetry Upgrade/ Enhancement	\$30,000
		Sidewalk and Sign Repairs	\$130,000
		Lake Interconnect Culvert Rehabilitation	\$100,000
		Catch Basins Inspections and Cleaning	\$180,000
		Canal dredging	\$306,358
		Medalist and Tournament Overlay Project	\$15,000
		Fuel Polisher for fuel tanks	\$66,000
12	Highland Pines	Telemetry Upgrade/ Enhancement	\$10,000
14	Eastpointe	Telemetry Upgrade/ Enhancement	\$17,500
		2 New Aerators	\$49,000
15	Villages of Palm Beach Lakes	Australian Pine removal	\$65,000
		Telemetry Upgrade/ Enhancement	\$15,000
		Weir W3&W4 Repairs	\$200,000
		4 New Aerators	\$98,000
16	Palm Beach Park of Commerce	Engineering Design Of Multiple Projects	\$70,000
		Drainage Improvements	\$340,000
		Catch Basin Cleaning	\$160,000
		Internal Roadway Maintenance and Overlay	\$845,000
18	Ibis Golf & Country Club	Pump Station Control Panel Replacement (Intermediate)	\$325,000
		Replacement of Five (5) Gauges	\$54,000
		Engineering for Pump Station Control Panel Replacement	\$15,000
		Alum Application Treatment Project	\$352,154
		BioNest Biological Weed Control	\$25,000

Unit	Name	Project Name	Amount
18	Ibis Golf & Country Club (continued)	Pump Station Flappers and Discharge Pipes Replacements	\$200,000
		Telemetry Upgrade/ Enhancement	\$29,000
		Road and Sidewalk Improvements	\$95,000
		Catch Basin Cleaning	\$50,000
		Generator Replacement	\$217,500
		Fuel Polisher for fuel tank	\$33,000
19	Regional Center	BioNest Biological Weed Control	\$25,000
		Telemetry Upgrade/ Enhancement	\$20,000
		4 New Aerators	\$98,000
21	Old Marsh	BioNest Biological Weed Control	\$25,000
		Telemetry Upgrade/ Enhancement	\$17,500
		Culvert Cleaning	\$10,000
		Generator Replacement	\$93,750
23	The Shores	Culvert Cleaning	\$100,000
24	Ironhorse	Culvert Inspections	\$40,000
		Generator Replacement	\$108,750
27B	Botanica	Vegetation Reduction Mowing	\$15,000
		Preserve Structures - Repair and Replacement	\$15,000
29	North Fork Development	Culvert Repairs	\$20,000
31	Ballensles Country Club	Telemetry Upgrade/ Enhancement	\$10,000
		Culvert Repair and Cleaning	\$100,000
		Catch Basin Cleaning	\$100,000
		New Aerators (6)	\$147,000
34	Hidden Key	Paint Entryway Features	\$20,000
		Road and Sidewalk Repairs	\$20,000
		Catch Basin Cleaning	\$30,000
38	Harbour Isles	Catch Basin Cleaning	\$100,000
43	Mirasol	Vegetation Reduction Mowing	\$20,000
		Telemetry Upgrade/ Enhancement	\$36,500
		Generator Replacement	\$240,000
44	The Bear's Club	Culvert Inspections	\$50,000
		Catch Basin Cleaning	\$30,000

Unit	Name	Project Name	Amount
45	Paseos	Vegetation Reduction Mowing	\$15,000
		Tree Damage Mitigation- Sidewalks and Curbs	\$200,000
		Catch Basins Repair and Cleaning	\$100,000
		Preserve Structures - Repair and Replacement	\$10,000
47	Jupiter Isles	Telemetry Upgrade/ Enhancement	\$12,500
		Catch Basin Cleaning	\$75,000
		1 Security Camera	\$10,000
49	Northern Palm Beach County Business Park	Lake Interconnect Repairs/Inspections	\$25,000
53	Arden (Fka. Highland Dunes)	Culvert Inspections	\$10,000
General Fund	Adm/Ops	New Plantings and Paint Front Sign	\$20,000
		EOC Building Roof Replacement	\$240,000
		EOC Building Door Replacements	\$118,000
		Computer Upgrades and Replacements	\$23,400
		Fuel Polisher for fuel tanks	\$66,000
		2 Security Cameras	\$11,600
		Vehicle Purchase/Replacement	\$174,500
		Total	\$9,241,222

In addition to the amounts listed above, the large maintenance projects planned in Units of Development No. 5D and 14 include funding from new maintenance loans. An estimated \$951,250 multi-unit loan is budgeted as follows:

Unit	Name	Project Name	Amount
5D	Andros Isle	Control Panel Renovations and Generator Replacement	\$448,750
14	Eastpointe	Culvert work and Generator Replacement	\$502,500
		Total	\$951,250

Prior to securing a loan, estimated project costs are reviewed, and market conditions evaluated to ensure the best loan amount, rate and term is obtained. The Fiscal Year 2024/2025 Budget reflects debt service for these loans, and construction funds will be accounted for in separate project funds.

Managing and administering the budget is a significant challenge for both the Board and

Staff. This fiscally responsible budget provides the residents of the District with high quality essential services, professional management and administration. The following priorities are also incorporated in the Fiscal Year 2024/2025 Budget.

A. Fund Balance and Debt Service Reserves

Northern maintains undesignated reserves to provide sufficient cash flow for financial needs, offset significant economic downturns and enable the District to provide essential services in the aftermath of an emergency. Our experience with the 2004 and 2005 hurricane seasons and the economic downturn resulting from the Coronavirus pandemic has reinforced the need for fiscal planning. Northern continues to emphasize financial responsibility through maintaining adequate fund balances that provide financial security. In order to fund this practice, the Northern maintains 20% to 25% of the operating budget as unrestricted reserves. The Fiscal Year 2024/2025 Budget provides for these reserves and supports Northern's financial well-being.

Staff has reviewed the fund balance and reserves for each Unit of Development. 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 covenants to maintain a debt service reserve fund for most of its bond issues. These resulting restricted reserves are maintained at required levels in trust accounts. They are used in the event that funds are not collected to pay required debt service payments or may be used to pay the final debt service payment on the bond.

B. Overview of Administrative & Operations Budgets

Administrative and Operations budgets account for expenses not directly allocable to a Unit of Development. These general "overhead" type expenses are assigned to and funded by the individual Units of Development. The 2024/2025 Budget reflects a combined 9.8% increase from last year's budget. The proposed budget proposes two new staff additions, and includes salary adjustments based on merit and cost of living, technology upgrades, vehicle replacements, Administration/EOC building maintenance and increased insurance expenses at anticipated trends.

Salary freezes are employed in circumstances where employees reach the upper salary limit for their job description. Modest increases have helped contain salary costs over the past ten years. Historically, merit increases have been provided in lieu of adjustments for cost of living, except in 2022, the Personnel Committee proposed, and the Board approved, a cost of living adjustment to help offset an unprecedented 40 year high rate of inflation. Job descriptions and salary ranges are compared with Palm Beach County employees and adjustments are made to achieve consistency. Northern has the ability to provide merit increases and/or 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 these bonuses are not compounded year after year. A combination of cost of living adjustments, merit increases and performance bonuses are incorporated into the 2024/2025 Budget.

C. Debt

The 2024/2025 debt service budget decreases by approximately \$606,000 or 3.3% from 2023/2024. The decrease is attributable to a drop in the annual debt service for Unit 16, and to savings achieved from the refunding on the Unit 2C 2014 Series bonds completed in August 2024.

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). Northern's policy is to consider bond refundings with net present value (NPV) savings greater than 3%. The refunding on the Unit 2C 2014 Series bonds completed in August 2024 resulted in NPV savings approximating 7.5%, and resulted in cash flow savings approximating \$600,000 each year through the final maturity of the bonds.

D. Interest Earnings

Northern does not budget for receipt of interest earnings; however, each unit receives its prorated credit for interest earnings. This credit serves to offset future assessments required to fund the budget for the next fiscal year. Interest earnings had been on an increasing trend until the first half of 2020, when the economic effects of the Coronavirus Pandemic began, and interest rates fell to historic lows. In order to combat rising inflation rates, on March 16, 2022, the Federal Open Market Committee enacted the first interest rate increase in years, and has continued a rate-hiking path in the year since then. The inflation wave has curtailed some, but remains somewhat stubborn, so interest rates are likely to slowly trend upwards for the foreseeable future.

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

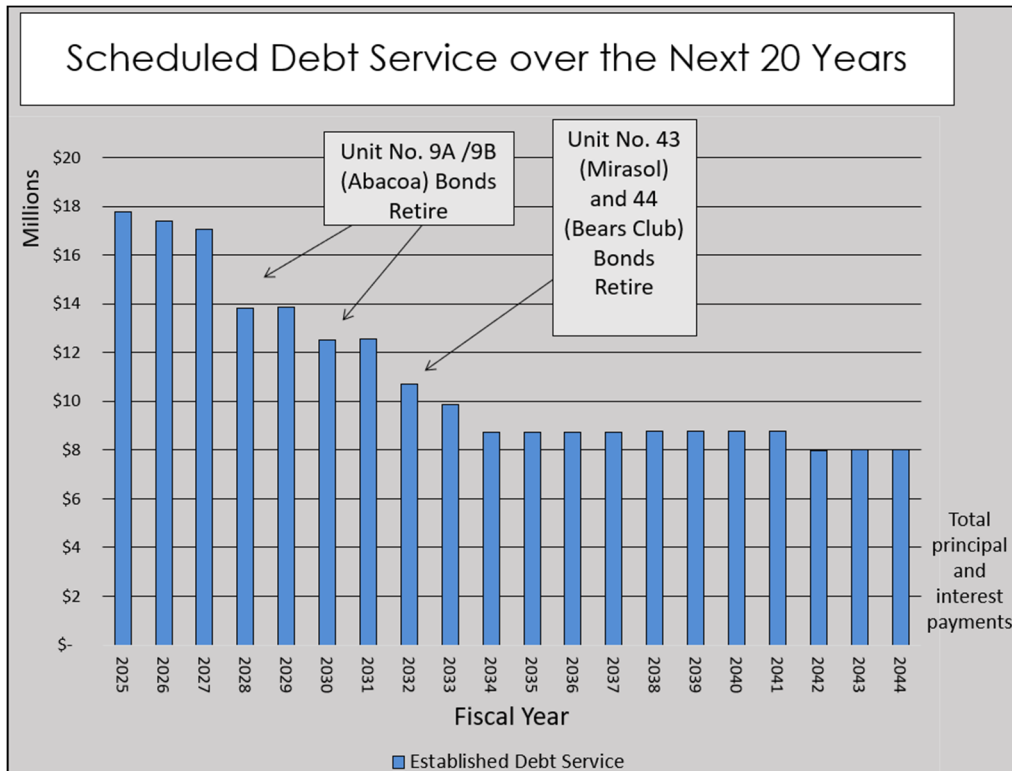
Northern invests conservatively with the majority of its trust funds invested in U.S. Treasuries. Additional funds are invested in a variety of money market mutual funds comprised of U.S. government securities, repurchase agreements and commercial paper. Safety of capital is the foremost objective of the District's Investment Policy. Staff reviews its investments quarterly to evaluate existing and potential investments to maximize earnings. In addition to insurance provided by the Federal Depository Insurance Corporation, deposits are held in banking institutions approved by the State Treasurer of the State of Florida to hold public funds. Under Florida Statutes Chapter 280, Florida Security for Public Deposits Act, the State Treasurer requires all Florida qualified public depositories to deposit (eligible collateral) with the Treasurer or another banking institution. In the event of failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

E. Future Capital Projects and Debt Maturities

During the budget process, Staff works with Northern's professional consultants to fund

ongoing operations, maintenance, capital improvements and new development projects. As Northern's facilities have begun to age, maintenance and/or replacement of original improvements is necessary and can be very expensive. The Fiscal Year 2024/2025 Budget includes a Five-Year Maintenance and Capital Projects Plan which forecasts major repair and replacement projects. Staff attempts to plan large replacement projects to coincide with debt maturities in order to alleviate large fluctuations in total assessments.

The following chart 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.



F. Environmental, Maintenance and Operations Projects

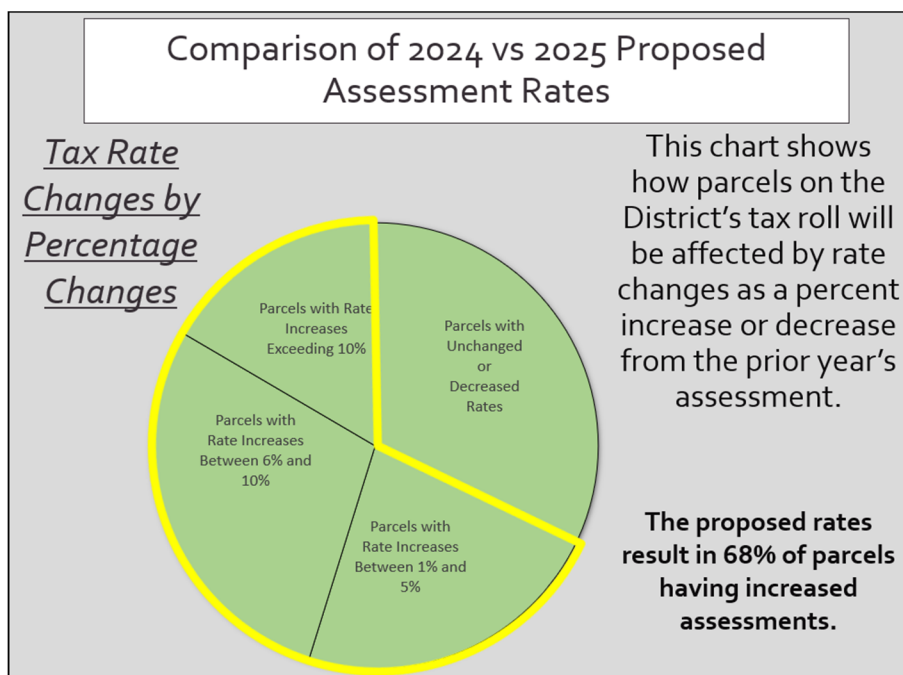
Northern owns the following improvements:

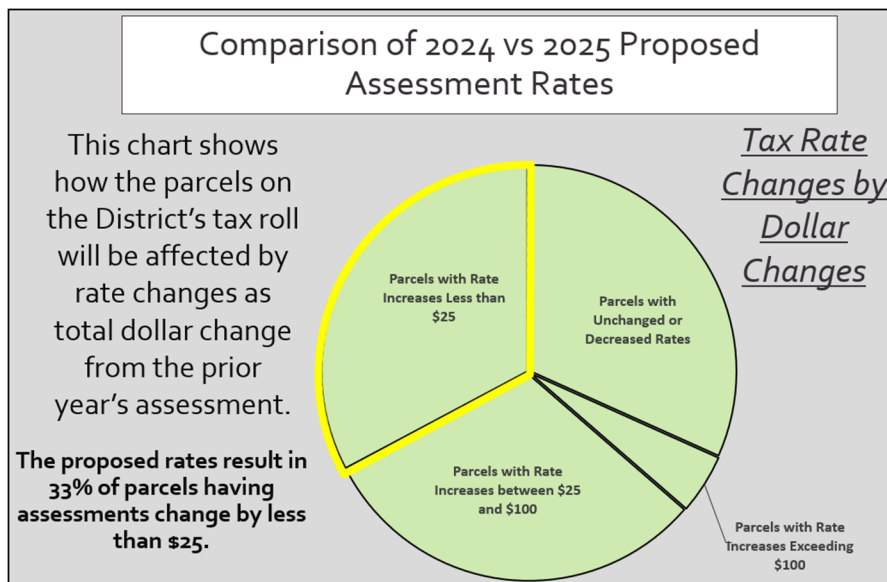
- 15 Pump Stations
- 15 Backup Generators
- 15 Fuel Tanks
- 38 Pumps
- 42 Operable Control Structures (operated by telemetry)
- 74 Telemetry Stations
- 17 Mechanical Gates (operated manually)
- 78 Fixed Structures (permanent concrete/metal structures with no moving parts)
- 79 Metritapes (water level monitoring device)
- 18 Metritape Docks
- 19 Rain Gauges
- 602 Aerators

- 6 Recharge Wells
- 70 Landscape Sites
- 211 Street Lights
- Approx. 2,000 Preserve Acres Managed & 370 Water Bodies
- 50 Miles of Canal System
- Approx. 44 Miles of Road Right of Way
- 74.5 Miles of Grass Treatment Swales
- 49 Miles of Ditches/ Water Conveyance Swales
- Approx. 77,000 Linear Feet of Roadway Drainage Pipes
- 924 Inlets/ Catch Basins
- 1,370 Linear Feet of Exfiltration Trenches/ French Drains
- 104,350 Linear Feet of Lake Interconnect Pipes

These improvements give Northern the ability to make a positive impact on the quality of life of the residents within its Units of Development. This impact goes far beyond provision of storm water protection and safe, well-maintained roadways. Northern owns and maintains vast wetland preserves, which, through proper care, 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 602 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. The proposed budget includes ongoing maintenance and upgrades that are consistent with Northern’s commitment to technology and system integration, providing innovative operational capabilities.

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





Assessments have increased over the prior year for most parcels in the District. The increase in maintenance contract costs, technology upgrades, and larger capital projects were the main contributors to the increase. Undesignated reserves were used sparingly to mitigate some increases. In most cases, reserves were used to fund extraordinary items rather than offset continuing maintenance costs.

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 Fiscal Year 2024/2025 Budget efficiently meets this goal in a fiscally responsible manner.

The Staff and I are prepared 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 ensure a financially stable future for Northern.

Respectfully submitted,

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

C. Danvers Beatty, P.E.
Executive Director

Fiscal Year 2025 Recommended Budget Assessment Rates
for FINAL Roll

Unit(s)	Description	Code	24/25 Tax Per Assessable Unit PROPOSED			23/24 Tax Per Assessable Unit FINAL			Incr / (Decr)				Number of assessable units on tax roll	Definition of Assessable Unit
			Debt	Maint	TOTAL	Debt	Maint	TOTAL	Debt	Maint	TOTAL	%		
1	ALL NON EXEMPT PARCELS	JA	-	70.79	70.79	-	64.68	64.68	-	6.11	6.11	9%	929.0000	Nearest Whole Acre
2	ALL NON EXEMPT PARCELS	JB	-	46.95	46.95	-	42.94	42.94	-	4.01	4.01	9%	3,235.0000	Nearest Whole Acre
2 and 28	ALL NON EXEMPT PARCELS	KP	-	46.95	46.95	-	42.94	42.94	-	4.01	4.01	9%	252.0000	Nearest Whole Acre
2 and 2A	ALL NON EXEMPT PARCELS	IR	61.82	78.44	140.26	62.36	69.77	132.13	(0.54)	8.67	8.13	6%	3,012.0000	Nearest Whole Acre
2 and 2A	MFR	IH	61.82	78.44	140.26	62.36	69.77	132.13	(0.54)	8.67	8.13	6%	132.0000	Nearest Whole Acre
2 and 2A	SFE	II	61.82	78.44	140.26	62.36	69.77	132.13	(0.54)	8.67	8.13	6%	33.0000	Nearest Whole Acre
2 and 2A	SFC	IJ	61.82	78.44	140.26	62.36	69.77	132.13	(0.54)	8.67	8.13	6%	798.0000	Nearest Whole Acre
2, 2A and 2C	Undifferentiated Blended Rate	93A	61.82	78.44	140.26	62.36	69.77	132.13	(0.54)	8.67	8.13	6%	29.0000	Nearest Whole Acre
2, 2A and 2C	Undifferentiated Blended Rate	93B	18,216.28	1,681.68	19,897.96	20,081.33	1,467.85	21,549.18	(1,865.05)	213.83	(1,651.22)	-8%	29.4868	Actual Acreage
2, 2A and 2C	Community Only - Biotech A	111A	61.82	78.44	140.26	62.36	69.77	132.13	(0.54)	8.67	8.13	6%	70.0000	Nearest Whole Acre
2, 2A and 2C	Community Only - Biotech A	111B	9,671.70	892.90	10,564.60	10,790.49	788.69	11,579.18	(1,118.79)	104.21	(1,014.58)	-9%	69.8669	Actual Acreage
2, 2A and 2C	Community Only - Biotech B	112A	61.82	78.44	140.26	62.36	69.77	132.13	(0.54)	8.67	8.13	6%	7.0000	Nearest Whole Acre
2, 2A and 2C	Community Only - Biotech B	112B	12,305.15	1,136.02	13,441.17	13,728.57	1,003.44	14,732.01	(1,423.42)	132.58	(1,290.84)	-9%	6.5695	Actual Acreage
2, 2A and 2C	Community Only - Office	113A	61.82	78.44	140.26	62.36	69.77	132.13	(0.54)	8.67	8.13	6%	26.0000	Nearest Whole Acre
2, 2A and 2C	Community Only - Office	113B	14,227.42	1,313.49	15,540.91	15,873.21	1,160.19	17,033.40	(1,645.79)	153.30	(1,492.49)	-9%	26.4179	Actual Acreage
2, 2A and 2C	Community Only - Hotel	114A	61.82	78.44	140.26	62.36	69.77	132.13	(0.54)	8.67	8.13	6%	-	Nearest Whole Acre
2, 2A and 2C	Community Only - Hotel	114B	35,973.06	3,321.07	39,294.13	40,134.31	2,933.46	43,067.77	(4,161.25)	387.61	(3,773.64)	-9%	-	Actual Acreage
2, 2A and 2C	Community Only - Commercial/Retail	115A	61.82	78.44	140.26	62.36	69.77	132.13	(0.54)	8.67	8.13	6%	43.0000	Nearest Whole Acre
2, 2A and 2C	Community Only - Commercial/Retail	115B	10,220.12	943.53	11,163.65	11,402.35	833.41	12,235.76	(1,182.23)	110.12	(1,072.11)	-9%	39.3471	Actual Acreage
2, 2A and 2C	Community Only - Apartment	116A	61.82	78.44	140.26	62.36	69.77	132.13	(0.54)	8.67	8.13	6%	13.0000	Nearest Whole Acre
2, 2A and 2C	Community Only - Apartment	116B	10,025.68	1,133.82	11,159.50	11,185.41	1,001.49	12,186.90	(1,159.73)	132.33	(1,027.40)	-8%	12.7578	Actual Acreage
2, 2A and 2C	Community Only - Utility	119A	61.82	78.44	140.26	62.36	69.77	132.13	(0.54)	8.67	8.13	6%	5.0000	Nearest Whole Acre
2, 2A and 2C	Community Only - Utility	119B	3,296.04	304.29	3,600.33	3,677.32	268.78	3,946.10	(381.28)	35.51	(345.77)	-9%	4.9994	Actual Acreage
2, 2A and 2C	Parcel C -Townhome – Residential	120A	396.23	109.31	505.54	435.45	97.04	532.49	(39.22)	12.27	(26.95)	-5%	143.0000	Nearest Whole Acre
2, 2A and 2C	Parcel C -Townhome – Residential	120B	16,930.71	1,563.06	18,493.77	18,889.20	1,380.63	20,269.83	(1,958.49)	182.43	(1,776.06)	-9%	6.1103	Actual Acreage
2, 2A and 2C	Parcel C -Single Family – Residential	121A	1,126.89	176.77	1,303.66	1,250.63	156.62	1,407.25	(123.74)	20.15	(103.59)	-7%	217.0000	Nearest Whole Acre
2, 2A and 2C	Parcel C -Single Family – Residential	121B	8,471.91	782.13	9,254.04	9,451.91	690.85	10,142.76	(980.00)	91.28	(888.72)	-9%	29.5319	Actual Acreage
2, 2A and 2C	Parcel D -Single Family – Residential	122A	1,030.63	167.88	1,198.51	1,143.24	148.77	1,292.01	(112.61)	19.11	(93.50)	-7%	117.0000	Nearest Whole Acre
2, 2A and 2C	Parcel D -Single Family – Residential	122B	8,471.91	782.13	9,254.04	9,451.91	690.85	10,142.76	(980.00)	91.28	(888.72)	-9%	16.1543	Actual Acreage
2, 2A and 2C	Parcel E -Single Family – Residential	123A	1,029.80	167.81	1,197.61	1,142.32	148.71	1,291.03	(112.52)	19.10	(93.42)	-7%	199.0000	Nearest Whole Acre
2, 2A and 2C	Parcel E -Single Family – Residential	123B	8,471.91	782.13	9,254.04	9,451.91	690.85	10,142.76	(980.00)	91.28	(888.72)	-9%	28.6451	Actual Acreage
2, 2A and 2C	Parcel F -Townhome – Residential	124A	672.09	140.27	812.36	743.23	124.38	867.61	(71.14)	15.89	(55.25)	-6%	255.0000	Nearest Whole Acre
2, 2A and 2C	Parcel F -Townhome – Residential	124B	16,930.71	1,563.06	18,493.77	18,889.20	1,380.63	20,269.83	(1,958.49)	182.43	(1,776.06)	-9%	10.3260	Actual Acreage
2, 2A and 2C	Parcel G -Single Family – Residential	125A	1,162.85	180.09	1,342.94	1,290.75	159.55	1,450.30	(127.90)	20.54	(107.36)	-7%	458.0000	Nearest Whole Acre
2, 2A and 2C	Parcel G -Single Family – Residential	125B	8,471.91	782.13	9,254.04	9,451.91	690.85	10,142.76	(980.00)	91.28	(888.72)	-9%	76.6618	Actual Acreage
3	ALL NON EXEMPT PARCELS	JC	-	167.05	167.05	-	141.17	141.17	-	25.88	25.88	18%	1,863.0000	Nearest Whole Acre
3 and 3A	PAR A	L7	495.33	555.74	1,051.07	506.91	490.76	997.67	(11.58)	64.98	53.40	5%	74.0000	Nearest Whole Acre
3 and 3A	PAR B	K2	468.80	534.93	1,003.73	479.76	472.03	951.79	(10.96)	62.90	51.94	5%	86.0000	Nearest Whole Acre
3 and 3A	PAR C	L2	445.69	516.80	962.49	456.12	455.73	911.85	(10.43)	61.07	50.64	6%	88.0000	Nearest Whole Acre
3 and 3A	PAR D, PLAT 1	L3	498.62	558.33	1,056.95	510.28	493.08	1,003.36	(11.66)	65.25	53.59	5%	71.0000	Nearest Whole Acre
3 and 3A	PAR D, PLAT 2	LY	446.57	517.48	964.05	457.01	456.35	913.36	(10.44)	61.13	50.69	6%	15.0000	Nearest Whole Acre
3 and 3A	PAR E	LZ	483.53	546.49	1,030.02	494.84	482.43	977.27	(11.31)	64.06	52.75	5%	114.0000	Nearest Whole Acre
3 and 3A	PAR F	O1	177.91	306.66	484.57	182.07	266.74	448.81	(4.16)	39.92	35.76	8%	136.0000	Nearest Whole Acre
3 and 3A	PAR G	L8	536.04	587.69	1,123.73	548.58	519.49	1,068.07	(12.54)	68.20	55.66	5%	40.0000	Nearest Whole Acre
3 and 3A	PAR H	K1	557.63	604.64	1,162.27	570.67	534.73	1,105.40	(13.04)	69.91	56.87	5%	54.0000	Nearest Whole Acre
3 and 3A	PAR J	LX	314.68	413.98	728.66	322.03	363.26	685.29	(7.35)	50.72	43.37	6%	132.0000	Nearest Whole Acre
3 and 3A	APTS & COMMERCIAL	L1	3,499.25	2,913.00	6,412.25	3,581.09	2,610.85	6,191.94	(81.84)	302.15	220.31	4%	24.0000	Nearest Whole Acre
4	ALL NON EXEMPT PARCELS	JD	-	70.71	70.71	-	71.39	71.39	-	(0.68)	(0.68)	-1%	8,559.0000	Nearest Whole Acre
5	ALL NON EXEMPT PARCELS	JE	-	66.15	66.15	-	74.62	74.62	-	(8.47)	(8.47)	-11%	1,642.0000	Nearest Whole Acre
5 and 5E	ALL NON EXEMPT PARCELS	LM	-	66.15	66.15	-	74.62	74.62	-	(8.47)	(8.47)	-11%	1,348.0000	Nearest Whole Acre
5 and 5A	GOLF COURSE	J1	-	619.08	619.08	-	528.35	528.35	-	90.73	90.73	17%	128.0000	Nearest Whole Acre
5 and 5A	INDUSTRIAL	JF	-	3,621.57	3,621.57	-	2,992.15	2,992.15	-	629.42	629.42	21%	196.0000	Nearest Whole Acre
5 and 5A	Emerald Dunes Condos	48	-	278.06	278.06	-	248.51	248.51	-	29.55	29.55	12%	302.0000	Nearest Whole Acre
5 and 5A	Business Park Vista Center	49	-	562.86	562.86	-	482.22	482.22	-	80.64	80.64	17%	136.0000	Nearest Whole Acre
5 and 5A	Ventura Greens at Emerald Dunes	64	-	574.07	574.07	-	491.41	491.41	-	82.66	82.66	17%	70.0000	Nearest Whole Acre

1.14

Unit(s)	Description	Code	24/25 Tax Per Assessable Unit PROPOSED			23/24 Tax Per Assessable Unit FINAL			Incr / (Decr)				Number of assessable units on tax roll	Definition of Assessable Unit
			Debt	Maint	TOTAL	Debt	Maint	TOTAL	Debt	Maint	TOTAL	%		
5 and 5A	Links at Emerald Dunes	65	-	354.43	354.43	-	311.18	311.18	-	43.25	43.25	14%	185.0000	Nearest Whole Acre
5 and 5A	Villas at Emerald Dunes	66	-	317.35	317.35	-	280.75	280.75	-	36.60	36.60	13%	184.0000	Nearest Whole Acre
5 and 5A	Vista Center Condos	76	-	1,251.29	1,251.29	-	1,047.13	1,047.13	-	204.16	204.16	19%	12.0000	Per Parcel
5 and 5B	RESIDENTIAL	KV	326.23	229.94	556.17	335.11	201.54	536.65	(8.88)	28.40	19.52	4%	1,082.0000	Nearest Whole Acre
5 and 5B	COMMERCIAL	02	2,372.17	1,257.14	3,629.31	2,436.72	997.48	3,434.20	(64.55)	259.66	195.11	6%	7.0000	Nearest Whole Acre
5 and 5B	Mezzano Condo	06	92.25	112.47	204.72	94.76	110.51	205.27	(2.51)	1.96	(0.55)	0%	240.0000	Nearest Whole Acre
5 and 5C	RESIDENTIAL	L5	-	116.62	116.62	-	113.22	113.22	-	3.40	3.40	3%	1,367.0000	Nearest Whole Acre
5 and 5D	COMMERCIAL/AC	IZ	-	214.57	214.57	-	174.20	174.20	-	40.37	40.37	23%	32.0000	Nearest Whole Acre
5 and 5D	San Michele condo	67	-	76.54	76.54	-	81.59	81.59	-	(5.05)	(5.05)	-6%	300.0000	Nearest Whole Acre
5 and 5D	RESIDENTIAL	LJ	-	288.95	288.95	-	224.10	224.10	-	64.85	64.85	29%	881.0000	Nearest Whole Acre
7	ALL NON EXEMPT PARCELS	JH	-	49.42	49.42	-	46.85	46.85	-	2.57	2.57	5%	2,797.0000	Nearest Whole Acre
9	ALL NON EXEMPT PARCELS	JL	-	85.12	85.12	-	78.40	78.40	-	6.72	6.72	9%	333.0000	Nearest Whole Acre
9 and 28	ALL NON EXEMPT PARCELS	KO	-	85.12	85.12	-	78.40	78.40	-	6.72	6.72	9%	90.0000	Nearest Whole Acre
9, 9A and 9B	RESIDENTIAL/AC	LC	2,436.50	1,595.45	4,031.95	2,511.89	1,335.54	3,847.43	(75.39)	259.91	184.52	5%	943.4400	NAV Factor
9, 9A and 9B	GOLF COURSE/AC	LD	743.11	502.74	1,245.85	761.47	431.95	1,193.42	(18.36)	70.79	52.43	4%	169.3400	NAV Factor
9, 9A and 9B	COMMERCIAL/AC	LF	7,707.41	5,142.83	12,850.24	7,975.97	4,249.60	12,225.57	(268.56)	893.23	624.67	5%	217.9400	NAV Factor
11	ALL NON EXEMPT PARCELS	JK	-	645.48	645.48	-	556.73	556.73	-	88.75	88.75	16%	3,976.0000	Nearest Whole Acre
11 and 11A	ALL NON EXEMPT PARCELS	JL	-	645.48	645.48	-	556.73	556.73	-	88.75	88.75	16%	1,747.0000	Nearest Whole Acre
12	ALL NON EXEMPT PARCELS	JM	-	42.55	42.55	-	39.30	39.30	-	3.25	3.25	8%	738.0000	Nearest Whole Acre
12 and 31	GOLF COURSE - 12/28/31	J7	-	499.04	499.04	-	364.46	364.46	-	134.58	134.58	37%	78.0000	Nearest Whole Acre
12 and 31	RESIDENTIAL - 12/28/31	KH	-	739.96	739.96	-	536.06	536.06	-	203.90	203.90	38%	1,057.0000	Nearest Whole Acre
12 and 12A	ALL NON EXEMPT PARCELS	JZ	-	271.34	271.34	-	253.76	253.76	-	17.58	17.58	7%	127.0000	Nearest Whole Acre
14	A	JN	-	954.83	954.83	-	893.88	893.88	-	60.95	60.95	7%	416.0000	Nearest Whole Acre
14	C (MARSH POINTE)	JO	-	528.62	528.62	-	494.88	494.88	-	33.74	33.74	7%	28.0000	Nearest Whole Acre
14	B	KS	-	954.83	954.83	-	893.88	893.88	-	60.95	60.95	7%	700.0000	Nearest Whole Acre
15	ALL NON EXEMPT PARCELS	JP	-	242.11	242.11	-	231.33	231.33	-	10.78	10.78	5%	4,307.0000	Nearest Whole Acre
16	ALL NON EXEMPT PARCELS	JY	301.58	1,798.88	2,100.46	588.52	1,505.85	2,094.37	(286.94)	293.03	6.09	0%	909.0000	Nearest Whole Acre
18	APARTMENTS	IX	-	3,773.95	3,773.95	-	3,459.40	3,459.40	-	314.55	314.55	9%	15.0000	Nearest Whole Acre
18	COMMERCIAL	IY	-	8,454.94	8,454.94	-	7,750.23	7,750.23	-	704.71	704.71	9%	15.0000	Nearest Whole Acre
18	GOLF COURSE	J3	-	909.01	909.01	-	833.24	833.24	-	75.77	75.77	9%	437.0000	Nearest Whole Acre
18	PSO	J5	-	2,490.32	2,490.32	-	2,282.76	2,282.76	-	207.56	207.56	9%	4.0000	Nearest Whole Acre
18	ERU	JQ	-	987.62	987.62	-	905.30	905.30	-	82.32	82.32	9%	1,862.0000	Nearest Whole Acre
19	Non-condo Parcels	10	-	1,819.50	1,819.50	-	1,665.47	1,665.47	-	154.03	154.03	9%	103.0000	Nearest Whole Acre
19 and 19A	52434205250010000	11	-	11,957.98	11,957.98	-	10,956.26	10,956.26	-	1,001.72	1,001.72	9%	1.0000	Per Parcel
19 and 19A	52434205260270051	12	-	3,997.32	3,997.32	-	3,662.57	3,662.57	-	334.75	334.75	9%	1.0000	Per Parcel
19 and 19A	52434205260270052	13	-	2,014.13	2,014.13	-	1,845.60	1,845.60	-	168.53	168.53	9%	1.0000	Per Parcel
19 and 19A	52434205260270062	15	-	2,093.27	2,093.27	-	1,918.85	1,918.85	-	174.42	174.42	9%	1.0000	Per Parcel
19 and 19A	52434205260270063	16	-	5,994.25	5,994.25	-	5,492.25	5,492.25	-	502.00	502.00	9%	1.0000	Per Parcel
19 and 19A	52434205260270064	17	-	6,024.96	6,024.96	-	5,520.68	5,520.68	-	504.28	504.28	9%	1.0000	Per Parcel
19 and 19A	52434205260270065	18	-	2,038.24	2,038.24	-	1,867.91	1,867.91	-	170.33	170.33	9%	1.0000	Per Parcel
19 and 19A	52434205260270067	19	-	2,015.49	2,015.49	-	1,846.86	1,846.86	-	168.63	168.63	9%	1.0000	Per Parcel
19 and 19A	52434205260270068	20	-	2,014.42	2,014.42	-	1,845.87	1,845.87	-	168.55	168.55	9%	1.0000	Per Parcel
19 and 19A	52434205260270069	21	-	2,028.85	2,028.85	-	1,859.23	1,859.23	-	169.62	169.62	9%	1.0000	Per Parcel
19 and 19A	2979 PGA CONDO	94	-	1,378.04	1,378.04	-	1,263.06	1,263.06	-	114.98	114.98	9%	3.0000	Per Parcel
19 and 19A	52434205270270042	23	-	4,058.40	4,058.40	-	3,719.10	3,719.10	-	339.30	339.30	9%	1.0000	Per Parcel
19 and 19A	52434206000001100	27	-	10,202.11	10,202.11	-	9,349.68	9,349.68	-	852.43	852.43	9%	1.0000	Per Parcel
19 and 19A	52434206000003040	28	-	10,029.48	10,029.48	-	9,189.91	9,189.91	-	839.57	839.57	9%	1.0000	Per Parcel
19 and 19A	52434206280010000	136	-	12,372.82	12,372.82	-	11,340.21	11,340.21	-	1,032.61	1,032.61	9%	1.0000	Per Parcel
19 and 19A	52434206030010000	31	-	6,083.28	6,083.28	-	5,574.66	5,574.66	-	508.62	508.62	9%	1.0000	Per Parcel
19 and 19A	52434206030030000	32	-	6,089.87	6,089.87	-	5,580.75	5,580.75	-	509.12	509.12	9%	1.0000	Per Parcel
19 and 19A	52434206050000000	33	-	47,711.45	47,711.45	-	43,732.05	43,732.05	-	3,979.40	3,979.40	9%	1.0000	Per Parcel
19 and 19A	52434206060000000	34	-	12,480.03	12,480.03	-	11,439.42	11,439.42	-	1,040.61	1,040.61	9%	1.0000	Per Parcel
19 and 19A	52434206070010010	35	-	3,979.64	3,979.64	-	3,646.21	3,646.21	-	333.43	333.43	9%	1.0000	Per Parcel
19 and 19A	52434206070010020	36	-	2,039.24	2,039.24	-	1,868.85	1,868.85	-	170.39	170.39	9%	1.0000	Per Parcel
19 and 19A	52434206070020000	37	-	6,047.69	6,047.69	-	5,541.71	5,541.71	-	505.98	505.98	9%	1.0000	Per Parcel
19 and 19A	52434206080010000	38	-	3,975.57	3,975.57	-	3,642.44	3,642.44	-	333.13	333.13	9%	1.0000	Per Parcel
19 and 19A	52434206120010020	41	-	18,996.46	18,996.46	-	17,414.96	17,414.96	-	1,581.50	1,581.50	9%	1.0000	Per Parcel

1.15

Unit(s)	Description	Code	24/25 Tax Per Assessable Unit PROPOSED			23/24 Tax Per Assessable Unit FINAL			Incr / (Decr)				Number of assessable units on tax roll	Definition of Assessable Unit
			Debt	Maint	TOTAL	Debt	Maint	TOTAL	Debt	Maint	TOTAL	%		
19 and 19A	52434206120010040	135	-	4,112.91	4,112.91	-	3,769.55	3,769.55	-	343.36	343.36	9%	1.0000	Per Parcel
19 and 19A	52434206120020000	42	-	16,909.68	16,909.68	-	15,502.12	15,502.12	-	1,407.56	1,407.56	9%	1.0000	Per Parcel
19 and 19A	52434206120030000	43	-	2,112.42	2,112.42	-	1,936.57	1,936.57	-	175.85	175.85	9%	1.0000	Per Parcel
19 and 19A	52434206300010000	44	n/a	n/a	n/a	-	82,240.34	82,240.34	n/a	n/a	n/a	n/a		Per Parcel
19 and 19A	52434206300130000	142	-	1,977.28	1,977.28	-	1,811.50	1,811.50	-	165.78	165.78	9%	1.0000	Per Parcel
19 and 19A	52434206300180000	143	-	3,918.44	3,918.44	-	3,589.56	3,589.56	-	328.88	328.88	9%	1.0000	Per Parcel
19 and 19A	52434206300010010	144	-	87,842.02	87,842.02	n/a	n/a	n/a	n/a	n/a	n/a	n/a		Per Parcel
19 and 19A	52434206300010020	145	-	1,936.71	1,936.71	n/a	n/a	n/a	n/a	n/a	n/a	n/a		Per Parcel
19 and 19A	2701 PGA Blvd Condominium	68	-	666.69	666.69	-	610.86	610.86	-	55.83	55.83	9%	3.0000	Nearest Whole Acre
19 and 19A	Harbour Oaks (317 Units)	46	-	236.99	236.99	-	217.06	217.06	-	19.93	19.93	9%	317.0000	Nearest Whole Acre
19 and 19A	San Matera Condos - 710 sq ft	51	-	115.32	115.32	-	105.64	105.64	-	9.68	9.68	9%	24.0000	Nearest Whole Acre
19 and 19A	San Matera Condos - 783-816 sq ft	52	-	116.40	116.40	-	106.64	106.64	-	9.76	9.76	9%	166.0000	Nearest Whole Acre
19 and 19A	San Matera Condos - 896 sq ft	53	-	117.33	117.33	-	107.50	107.50	-	9.83	9.83	9%	36.0000	Nearest Whole Acre
19 and 19A	San Matera Condos - 999-1016 sq ft	54	-	118.56	118.56	-	108.64	108.64	-	9.92	9.92	9%	194.0000	Nearest Whole Acre
19 and 19A	San Matera Condos - 1081 sq ft	55	-	119.33	119.33	-	109.35	109.35	-	9.98	9.98	9%	24.0000	Nearest Whole Acre
19 and 19A	San Matera Condos - 1203 sq ft	56	-	120.65	120.65	-	110.57	110.57	-	10.08	10.08	9%	24.0000	Nearest Whole Acre
19 and 19A	San Matera Condos - 1288-1331 sq ft	57	-	121.86	121.86	-	111.69	111.69	-	10.17	10.17	9%	128.0000	Nearest Whole Acre
19 and 19A	San Matera Condos - 1370 sq ft	58	-	122.45	122.45	-	112.24	112.24	-	10.21	10.21	9%	44.0000	Nearest Whole Acre
19 and 19A	San Matera Condos - 1718-1730 sq ft	59	-	126.23	126.23	-	115.74	115.74	-	10.49	10.49	9%	20.0000	Nearest Whole Acre
19 and 19A	San Matera Condos - 1818-1832 sq ft	60	-	127.36	127.36	-	116.78	116.78	-	10.58	10.58	9%	16.0000	Nearest Whole Acre
19 and 19A	52434206230010000	80	-	1,327.81	1,327.81	-	1,216.72	1,216.72	-	111.09	111.09	9%	1.0000	Per Parcel
19 and 19A	52434206230020000	81	-	597.36	597.36	-	547.38	547.38	-	49.98	49.98	9%	1.0000	Per Parcel
19 and 19A	52434206230020010	82	-	1,609.11	1,609.11	-	1,474.47	1,474.47	-	134.64	134.64	9%	1.0000	Per Parcel
19 and 19A	52434206230020020	83	-	1,203.10	1,203.10	-	1,102.44	1,102.44	-	100.66	100.66	9%	1.0000	Per Parcel
19 and 19A	52434206230030000	84	-	1,637.15	1,637.15	-	1,500.17	1,500.17	-	136.98	136.98	9%	1.0000	Per Parcel
19 and 19A	52434206230030010	85	-	2,336.83	2,336.83	-	2,141.31	2,141.31	-	195.52	195.52	9%	1.0000	Per Parcel
19 and 19A	52434206230030020	86	-	1,564.68	1,564.68	-	1,433.77	1,433.77	-	130.91	130.91	9%	1.0000	Per Parcel
19 and 19A	52434206230040000	87	-	899.96	899.96	-	824.66	824.66	-	75.30	75.30	9%	1.0000	Per Parcel
19 and 19A	52434206230050000	88	-	133.64	133.64	-	122.46	122.46	-	11.18	11.18	9%	1.0000	Per Parcel
19 and 19A	52434206230060000	89	-	779.60	779.60	-	714.36	714.36	-	65.24	65.24	9%	1.0000	Per Parcel
19 and 19A	Landmark at the Gardens Condos	75	-	59.85	59.85	-	54.84	54.84	-	5.01	5.01	9%	166.0000	Per Parcel
20	A	JS	-	561.67	561.67	-	1,080.96	1,080.96	-	(519.29)	(519.29)	-48%	96.0000	Nearest Whole Acre
20	B	JT	-	421.26	421.26	-	810.72	810.72	-	(389.46)	(389.46)	-48%	23.0000	Nearest Whole Acre
20	C	JU	-	280.84	280.84	-	540.48	540.48	-	(259.64)	(259.64)	-48%	154.0000	Nearest Whole Acre
20	D	JV	-	140.42	140.42	-	270.24	270.24	-	(129.82)	(129.82)	-48%	83.0000	Nearest Whole Acre
21	ALL NON EXEMPT PARCELS	JW	-	3,012.44	3,012.44	-	2,752.58	2,752.58	-	259.86	259.86	9%	303.0000	Nearest Whole Acre
23	ALL NON EXEMPT PARCELS	JX	-	517.31	517.31	-	472.58	472.58	-	44.73	44.73	9%	691.0000	Nearest Whole Acre
24 and 24A	ALL NON EXEMPT PARCELS	KJ	-	872.77	872.77	-	797.27	797.27	-	75.50	75.50	9%	438.0000	Nearest Whole Acre
27B	Condo units - tax per unit	ID	315.33	316.56	631.89	291.83	304.83	596.66	23.50	11.73	35.23	6%	265.0000	Nearest Whole Acre
27B	Townhomes	IE	341.37	256.39	597.76	315.93	246.90	562.83	25.44	9.49	34.93	6%	134.0000	Nearest Whole Acre
27B	Single Family - 40 ft lots	03	534.09	401.14	935.23	494.29	386.28	880.57	39.80	14.86	54.66	6%	60.0000	Nearest Whole Acre
27B	Single Family - 50 ft lots	04	667.61	501.42	1,169.03	617.86	482.85	1,100.71	49.75	18.57	68.32	6%	63.0000	Nearest Whole Acre
27B	Single Family - Preserve lots	05	801.16	601.73	1,402.89	741.46	579.44	1,320.90	59.70	22.29	81.99	6%	15.0000	Nearest Whole Acre
27B	Commercial	IG	1,219.31	1,418.34	2,637.65	1,128.45	1,365.80	2,494.25	90.86	52.54	143.40	6%	5.8784	Actual Acreage
29	ALL NON EXEMPT PARCELS	KC	-	784.58	784.58	-	718.92	718.92	-	65.66	65.66	9%	132.0000	Nearest Whole Acre
31	Commercial	I1	-	4,778.66	4,778.66	-	3,403.82	3,403.82	-	1,374.84	1,374.84	40%	2.0000	Nearest Whole Acre
31	GOLF COURSE 28/31	J9	-	456.49	456.49	-	325.16	325.16	-	131.33	131.33	40%	355.0000	Nearest Whole Acre
31	RESIDENTIAL 28/31	KG	-	697.41	697.41	-	496.76	496.76	-	200.65	200.65	40%	518.0000	Nearest Whole Acre
32	ALL NON EXEMPT PARCELS	KL	-	432.45	432.45	-	400.89	400.89	-	31.56	31.56	8%	27.0000	Nearest Whole Acre
32 and 32A	ALL NON EXEMPT PARCELS	KM	-	616.23	616.23	-	573.30	573.30	-	42.93	42.93	7%	29.0000	Nearest Whole Acre
33	ALL NON EXEMPT PARCELS	KN	-	361.71	361.71	-	335.12	335.12	-	26.59	26.59	8%	79.0000	Nearest Whole Acre
34	PER CONDO	K7	-	1,192.11	1,192.11	-	1,090.79	1,090.79	-	101.32	101.32	9%	20.0000	Nearest Whole Acre
34	SINGLE FAM	KU	-	2,642.54	2,642.54	-	2,417.95	2,417.95	-	224.59	224.59	9%	73.0000	Nearest Whole Acre
38	ALL NON EXEMPT PARCELS	LL	-	864.35	864.35	-	790.42	790.42	-	73.93	73.93	9%	99.0000	Nearest Whole Acre
41	ALL NON EXEMPT PARCELS - No Debt	IW	-	214.81	214.81	-	201.05	201.05	-	13.76	13.76	7%	10.0000	Nearest Whole Acre
41	ALL NON EXEMPT PARCELS	LO	-	214.81	214.81	-	201.05	201.05	-	13.76	13.76	7%	29.0000	Nearest Whole Acre
43	SINGLE FAM	LQ	2,690.48	2,541.80	5,232.28	2,707.66	2,084.80	4,792.46	(17.18)	457.00	439.82	9%	83.4207	Actual Acreage

1.16

Unit(s)	Description	Code	24/25 Tax Per Assessable Unit PROPOSED			23/24 Tax Per Assessable Unit FINAL			Incr / (Decr)				Number of assessable units on tax roll	Definition of Assessable Unit
			Debt	Maint	TOTAL	Debt	Maint	TOTAL	Debt	Maint	TOTAL	%		
43	MULTI FAM	LR	1,625.19	3,940.60	5,565.79	1,635.56	3,232.09	4,867.65	(10.37)	708.51	698.14	14%	30.9283	Actual Acreage
43	SINGLE FAM OTHER	LS	2,019.44	1,956.64	3,976.08	2,032.33	1,604.85	3,637.18	(12.89)	351.79	338.90	9%	279.5652	Actual Acreage
43	GOLF/PRIVATE	LT	1,019.72	988.00	2,007.72	1,026.23	810.36	1,836.59	(6.51)	177.64	171.13	9%	327.6779	Actual Acreage
43	COMMERCIAL	LW	4,751.67	6,146.69	10,898.36	4,782.00	5,041.54	9,823.54	(30.33)	1,105.15	1,074.82	11%	14.8688	Actual Acreage
43	CONDO	47	345.83	335.08	680.91	348.04	274.83	622.87	(2.21)	60.25	58.04	9%	32.0000	Nearest Whole Acre
44	GOLF COURSE	I6	1,419.28	385.77	1,805.05	1,430.91	301.53	1,732.44	(11.63)	84.24	72.61	4%	122.0000	Nearest Whole Acre
44	RES COTTAGES	I7	1,874.30	509.45	2,383.75	1,889.66	398.20	2,287.86	(15.36)	111.25	95.89	4%	24.0000	Nearest Whole Acre
44	SINGLE FAM RES	LV	6,149.84	1,671.58	7,821.42	6,200.23	1,306.54	7,506.77	(50.39)	365.04	314.65	4%	46.0000	Per Parcel
44	SINGLE FAM RES - 1 1/2 LOT	77	9,224.76	2,507.37	11,732.13	9,300.35	1,959.81	11,260.16	(75.59)	547.56	471.97	4%	-	Per Parcel
44	SINGLE FAM RES - DBL LOT	M4	12,299.68	3,343.16	15,642.84	12,400.46	2,613.08	15,013.54	(100.78)	730.08	629.30	4%	7.0000	Per Parcel
45	ALL NON EXEMPT PARCELS	IQ	837.78	1,511.76	2,349.54	860.40	1,449.95	2,310.35	(22.62)	61.81	39.19	2%	325.0000	Nearest Whole Acre
46	Sonoma Isles (fka Lakewood)	97	650.73	19.89	670.62	654.10	21.13	675.23	(3.37)	(1.24)	(4.61)	-1%	275.0000	Nearest Whole Acre
46	Jupiter CC- Single Family Lots	61	1,093.91	68.32	1,162.23	1,099.57	72.56	1,172.13	(5.66)	(4.24)	(9.90)	-1%	407.0000	Nearest Whole Acre
46	Jupiter CC-Multi Family Pod F Condos	74	1,073.94	67.07	1,141.01	1,079.50	71.23	1,150.73	(5.56)	(4.16)	(9.72)	-1%	149.0000	Per Parcel
47	ALL NON EXEMPT PARCELS	M1	-	132.08	132.08	-	121.14	121.14	-	10.94	10.94	9%	484.0000	Nearest Whole Acre
49	Parcels East of Congress	M2	-	2,634.98	2,634.98	-	2,418.61	2,418.61	-	216.37	216.37	9%	30.8638	Actual Acreage
49	Parcels West of Congress	78	-	488.67	488.67	-	448.55	448.55	-	40.12	40.12	9%	36.8288	Actual Acreage
51	SINGLE FAM	90	-	655.00	655.00	-	650.97	650.97	-	4.03	4.03	1%	48.0000	Nearest Whole Acre
51	MULTI FAM	91	-	391.56	391.56	-	389.15	389.15	-	2.41	2.41	1%	30.0000	Nearest Whole Acre
53	Lots - Townhome residential	134	1,069.70	24.51	1,094.21	1,065.36	34.28	1,099.64	4.34	(9.77)	(5.43)	0%	576.0000	Nearest Whole Acre
53	Lots -SF residential - ZLL	128	1,427.62	32.72	1,460.34	1,421.83	45.76	1,467.59	5.79	(13.04)	(7.25)	0%	1,116.0000	Nearest Whole Acre
53	Lots -SF residential - traditional	130	1,520.25	34.84	1,555.09	1,514.09	48.73	1,562.82	6.16	(13.89)	(7.73)	0%	642.0000	Nearest Whole Acre
53	Undeveloped undifferentiated	133	n/a	n/a	n/a	4,072.75	131.07	4,203.82	n/a	n/a	n/a	n/a	-	Actual Acreage

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Summary of Assessment Rate Increases Exceeding 10%

Unit(s)	Description	Code	24/25 Tax Per Assessable Unit PROPOSED			23/24 Tax Per Assessable Unit FINAL			Incr / (Decr)				Number of assessable units on tax roll	Definition of Assessable Unit
			Debt	Maint	TOTAL	Debt	Maint	TOTAL	Debt	Maint	TOTAL	%		
3	ALL NON EXEMPT PARCELS	JC	-	167.05	167.05	-	141.17	141.17	-	25.88	25.88	18%	1,863.0000	Nearest Whole Acre
5 and 5A	GOLF COURSE	J1	-	619.08	619.08	-	528.35	528.35	-	90.73	90.73	17%	128.0000	Nearest Whole Acre
5 and 5A	INDUSTRIAL	JF	-	3,621.57	3,621.57	-	2,992.15	2,992.15	-	629.42	629.42	21%	196.0000	Nearest Whole Acre
5 and 5A	Emerald Dunes Condos	48	-	278.06	278.06	-	248.51	248.51	-	29.55	29.55	12%	302.0000	Nearest Whole Acre
5 and 5A	Business Park Vista Center	49	-	562.86	562.86	-	482.22	482.22	-	80.64	80.64	17%	136.0000	Nearest Whole Acre
5 and 5A	Ventura Greens at Emerald Dunes	64	-	574.07	574.07	-	491.41	491.41	-	82.66	82.66	17%	70.0000	Nearest Whole Acre
5 and 5A	Links at Emerald Dunes	65	-	354.43	354.43	-	311.18	311.18	-	43.25	43.25	14%	185.0000	Nearest Whole Acre
5 and 5A	Villas at Emerald Dunes	66	-	317.35	317.35	-	280.75	280.75	-	36.60	36.60	13%	184.0000	Nearest Whole Acre
5 and 5A	Vista Center Condos	76	-	1,251.29	1,251.29	-	1,047.13	1,047.13	-	204.16	204.16	19%	12.0000	Per Parcel
5 and 5D	COMMERCIAL/AC	IZ	-	214.57	214.57	-	174.20	174.20	-	40.37	40.37	23%	32.0000	Nearest Whole Acre
5 and 5D	RESIDENTIAL	LJ	-	288.95	288.95	-	224.10	224.10	-	64.85	64.85	29%	881.0000	Nearest Whole Acre
11	ALL NON EXEMPT PARCELS	JK	-	645.48	645.48	-	556.73	556.73	-	88.75	88.75	16%	3,976.0000	Nearest Whole Acre
11 and 11A	ALL NON EXEMPT PARCELS	JL	-	645.48	645.48	-	556.73	556.73	-	88.75	88.75	16%	1,747.0000	Nearest Whole Acre
12 and 31	GOLF COURSE - 12/28/31	J7	-	499.04	499.04	-	364.46	364.46	-	134.58	134.58	37%	78.0000	Nearest Whole Acre
12 and 31	RESIDENTIAL - 12/28/31	KH	-	739.96	739.96	-	536.06	536.06	-	203.90	203.90	38%	1,057.0000	Nearest Whole Acre
23	ALL NON EXEMPT PARCELS	JX	-	517.31	517.31	-	472.58	472.58	-	44.73	44.73	9%	691.0000	Nearest Whole Acre
24 and 24A	ALL NON EXEMPT PARCELS	KJ	-	872.77	872.77	-	797.27	797.27	-	75.50	75.50	9%	438.0000	Nearest Whole Acre
31	Commercial	I1	-	4,778.66	4,778.66	-	3,403.82	3,403.82	-	1,374.84	1,374.84	40%	2.0000	Nearest Whole Acre
31	GOLF COURSE 28/31	J9	-	456.49	456.49	-	325.16	325.16	-	131.33	131.33	40%	355.0000	Nearest Whole Acre
31	RESIDENTIAL 28/31	KG	-	697.41	697.41	-	496.76	496.76	-	200.65	200.65	40%	518.0000	Nearest Whole Acre
43	MULTI FAM	LR	1,625.19	3,940.60	5,565.79	1,635.56	3,232.09	4,867.65	(10.37)	708.51	698.14	14%	30.9283	Actual Acreage
43	COMMERCIAL	LW	4,751.67	6,146.69	10,898.36	4,782.00	5,041.54	9,823.54	(30.33)	1,105.15	1,074.82	11%	14.8688	Actual Acreage

Information regarding Assessment Increases

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

<u>Unit</u>	<u>FY 2025 Assmt.</u>	<u>FY 2024 Assmt.</u>	<u>\$ and % Increase</u>	
3 All Non Exempt Parcels	\$ 167.05	\$ 141.17	\$ 25.88	18%

Increases to Unit No. 3 Horseshoe Acres / Square Lake assessment are primarily attributable to additional survey work of canal property interests, increased canal maintenance costs and one new aerator. The canal surveying represents the last canal to be surveyed in order to better establish maintenance responsibilities. The budget also includes more aggressive cleaning of the vegetative booms more often and more effectively on a regular basis, as well as special projects related to the removal of sediment and vegetative material from within the canal channel and reshaping the bank slopes consistent with the typical design section. A boom is a temporary floating barrier that can contain marine spills, protect the environment, and help with recovery. The District is using available fund balance to partially offset the impact of the projects on assessments

<u>Unit</u>	<u>FY 2025 Assmt.</u>	<u>FY 2024 Assmt.</u>	<u>\$ and % Increase</u>	
5 and 5A Golf Course	\$ 619.08	\$ 528.35	\$ 90.73	17%
5 and 5A Industrial	\$ 3,621.57	\$ 2,992.15	\$ 629.42	21%
5 and 5A Emerald Dunes Condos	\$ 278.06	\$ 248.51	\$ 29.55	12%
5 and 5A Business Park Vista Center	\$ 562.86	\$ 482.22	\$ 80.64	17%
5 and 5A Ventura Greens At Emerald Dunes	\$ 574.07	\$ 491.41	\$ 82.66	17%
5 and 5A Links At Emerald Dunes	\$ 354.43	\$ 311.18	\$ 43.25	14%
5 and 5A Villas At Emerald Dunes	\$ 317.35	\$ 280.75	\$ 36.60	13%
5 and 5A Vista Center Condos	\$ 1,251.29	\$ 1,047.13	\$ 204.16	19%

Increases to Unit No. 5A Vista Center assessment are partially attributable to major Jog Road culvert work that could exceed the available loan proceeds on hand. This unit was allocated \$3,000,000 from a 2023 multi-unit loan. The \$3,000,000 was for culvert inspections, cleanings, restorations, and replacements. Debt service for the new loan is included in the maintenance budget, but the loan proceeds and expenditures are recorded separately in a Capital Projects Fund.

<u>Unit</u>	<u>FY 2025 Assmt.</u>	<u>FY 2024 Assmt.</u>	<u>\$ and % Increase</u>	
5 and 5D Commercial/Ac	\$ 214.57	\$ 174.20	\$ 40.37	23%
5 and 5D Residential	\$ 288.95	\$ 224.10	\$ 64.85	29%

Increases to Unit No. 5D Andros Isle assessments are primarily attributable to a new proposed loan approximating \$450,000 for a pump station control panel and generator replacement. For budget purposes, the loan is payable over 10 years, and assumes a 9% interest rate. Debt service for the new loan is included in the maintenance budget. Loan proceeds and expenditures will be recorded separately in a Capital Projects Fund.

<u>Unit</u>	<u>FY 2025 Assmt.</u>	<u>FY 2024 Assmt.</u>	<u>\$ and % Increase</u>	
11 All Non Exempt Parcels	\$ 645.48	\$ 556.73	\$ 88.75	16%
11 and 11A All Non Exempt Parcels	\$ 645.48	\$ 556.73	\$ 88.75	16%

The increases to Unit No. 11 PGA National assessments are primarily attributable to some large machinery and equipment purchases as well as some additional one-time costs to dredge some miscellaneous canals to enhance aerator efficiency and operation. The large equipment purchases include costs of generator replacements at each of the three pump stations, and two new fuel polishers. The District is using available fund balance to partially offset the impact of these additional costs on assessments.

<u>Unit</u>	<u>FY 2025 Assmt.</u>	<u>FY 2024 Assmt.</u>	<u>\$ and % Increase</u>	
12 and 31 Golf Course - 12/28/31	\$ 499.04	\$ 364.46	\$ 134.58	37%
12 and 31 Residential - 12/28/31	\$ 739.96	\$ 536.06	\$ 203.90	38%
31 Commercial	\$ 4,778.66	\$ 3,403.82	\$ 1,374.84	40%
31 Golf Course 28/31	\$ 456.49	\$ 325.16	\$ 131.33	40%
31 Residential 28/31	\$ 697.41	\$ 496.76	\$ 200.65	40%

The increases to the Unit No. 31 BallenIsles assessment are attributable to using less fund balance to offset assessments.

<u>Unit</u>	<u>FY 2025 Assmt.</u>	<u>FY 2024 Assmt.</u>	<u>\$ and % Increase</u>	
43 Multi Fam	\$ 5,565.79	\$ 4,867.65	\$ 698.14	14%
43 Commercial	\$ 10,898.36	\$ 9,823.54	\$ 1,074.82	11%

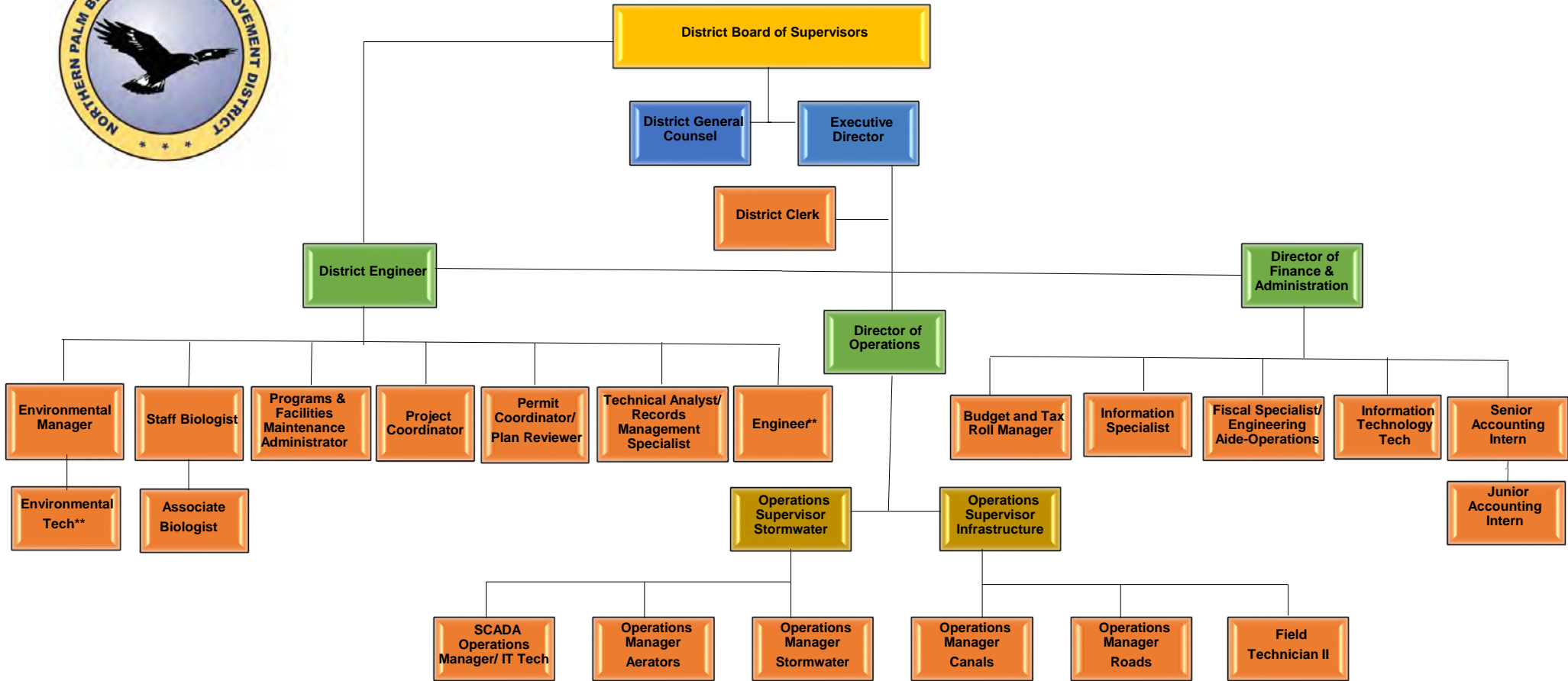
The increases to Unit No. 43 Mirasol assessments are primarily attributable to funding the remaining 75% deposit due on the generator replacement at the pump station. The budget also included funding for the inspections and possible upgrades of the six RTU's located within this unit.

**NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
BUDGET CALENDAR
FISCAL YEAR 2025**

<u>Date</u>	<u>Activity</u>
January 23, 2024	Distribute Budget Worksheet Packages and instructions to District Staff.
March 1, 2024	Budget Packages due to Budget Manager.
March 1 – May 17, 2024	Review Draft Budget, Assessment Rates, Cost Allocation Analysis, and Common Area Acreage Analysis with Executive Director, District Engineer, Director of Finance and Administration, and Consultants.
April 5 – June 22, 2024	Landowner/POA/HOA meetings scheduled to Review Draft Budget and Assessment Rates.
May 22, 2024	Presentation of Draft Budget to Board of Supervisors by Executive Director.
May 26, 2024	First Release by Property Appraiser of 2024 Tax Roll data for NAV Assessment Roll.
May 27 – June 5, 2024	Analysis of changes in NAV Assessment Roll.
June 26, 2024	Presentation of FY 2025 TRIM Budget and Assessments Rates for approval by Board of Supervisors.
July 15, 2024	Deadline for submittal of FY 2025 TRIM Budget Assessments to Palm Beach County Property Appraiser and ISS.
July 22, 2024	Deadline for verification of the Assessment Roll for TRIM notices, and mailing of Chapter 197 notices for new assessments.
August 28, 2024	Public Hearing and Board of Supervisors Meeting for Final Certification of Assessment Roll and FY 2025 Budget.
September 15, 2024	Deadline for Certification of Final NAV Tax Roll to the Tax Collector.
October 1, 2024	Fiscal Year 2025 Approved Budget is implemented.



2025 NPBCID PROPOSED ORGANIZATIONAL CHART



**New Budgeted Positions

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 was the landowner election qualifications. Votes are cast on a “one acre (or any portion of property thereof), one vote” basis at Northern’s offices by landowners within Northern’s boundaries. 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.

In April 2024, Governor DeSantis signed House Bill No. 7013, which provided term limits for elected members of governing bodies of most types of independent special districts. As a result, each of Northern’s board members is limited to serve a maximum of a 12-year term commencing with their first election term beginning after the date House Bill No. 7013 was signed into law.

The Board schedules meetings 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 23 full time employees, and two part time interns in Administration & Finance. 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 Edwards Schoech & Viator LLP, West Palm Beach, Florida, is General Counsel for Northern, having served in that capacity since Northern's creation.

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. Kim Leser joined Northern as Staff Engineer in 2021 and was appointed as District Engineer by the Board of Supervisors in October 2021. Ms. Leser graduated from the University of Florida with a BS Degree in Environmental Engineering and is a licensed professional engineer. Prior to joining Northern, Kim worked with Northern for over 15 years as one of the District Engineers through the engineering firm of Arcadis.

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 FY 2024/25 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 Director of Finance and Administration, the District Engineer 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 directly to the Board or the Budget and Banking Review Committee for detailed review and discussion. Please see the Budget Calendar in this budget workbook for a complete chronicle of the budget process from the initial gathering stages through the budget's approval.

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 Director of Finance and Administration, and the District Engineer so that departments do not have unauthorized over expenditures.

How does Northern maintain fiscal responsibility?

Northern has a tradition of sound financial management as evidenced by years of unmodified audit opinions. 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 may 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 debt 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.

Focusing on the Future

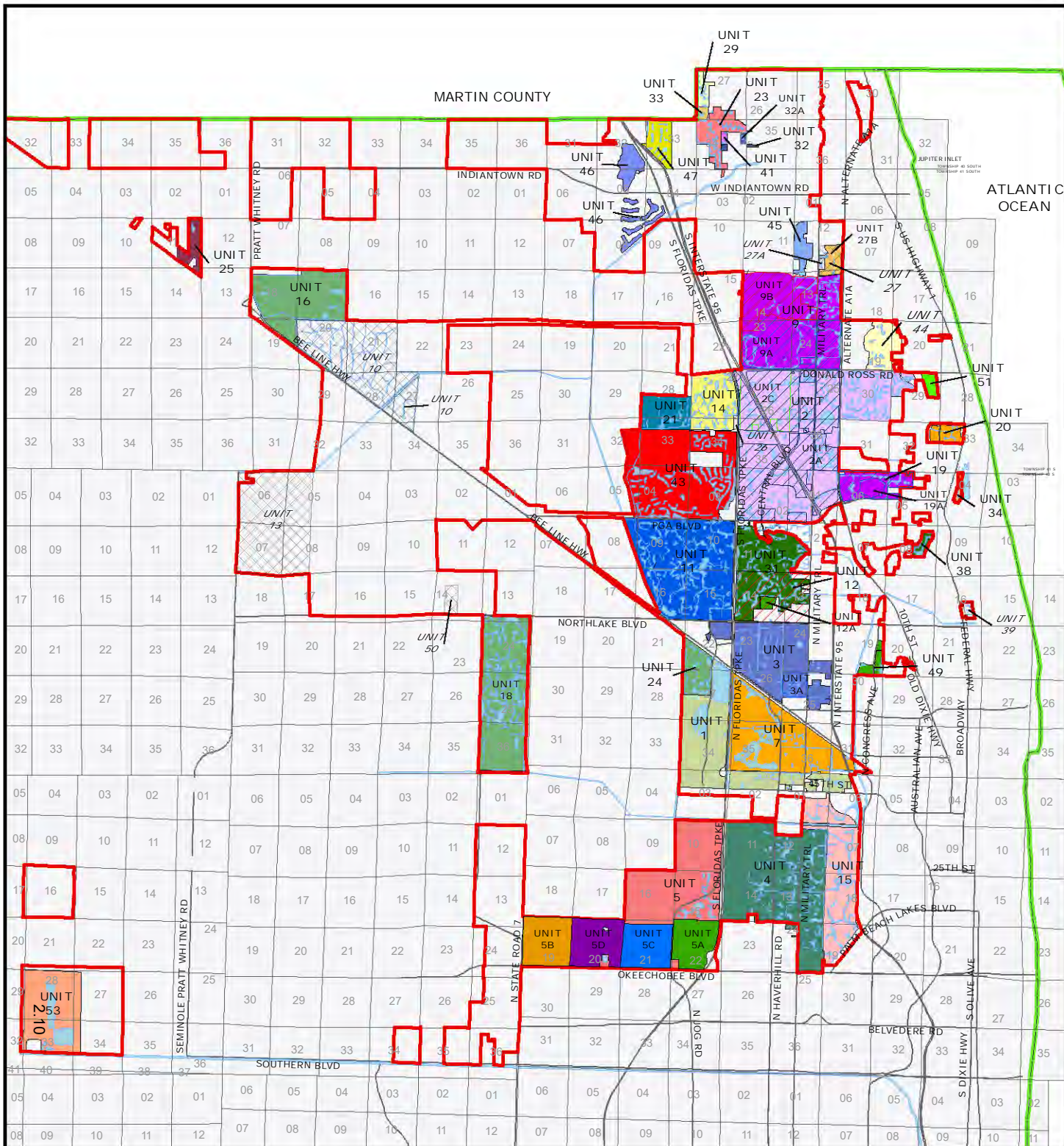
Five Year Maintenance and Capital Projects Plan 2024/2025 – 2028/2029

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
NOVEMBER 2022



ACTIVE UNITS OF DEVELOPMENT

- UNIT 1 GRAMERCY PARK (CYPRESS RUN)
- 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 ROLF
- 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 12 HIGHLAND PINES
- UNIT 12A GARDENS HUNT CLUB SUB-UNIT
- UNIT 14 EASTPOINTE
- UNIT 15 VILLAGES OF PALM BEACH LAKES
- UNIT 16 PALM BEACH PARK OF COMMERCE
- 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 BALLENS ISLES 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 10 CALOOSA
- UNIT 13 MECCA FARMS
- UNIT 16A PB 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: FLIPSIDE GEO ON 11/2/2022



UNIT 1 – GRAMMERCY PARK

- 2025/2026** Engineering for repair of Cheney Brothers Outfall Structure: This project consists of an Engineering design rehabilitation plan to address currently deteriorating pipes, frames, and stop logs of this structure.
- 2026/2027** Rehabilitation of Cheney Brothers Outfall Structure: This project consists of possible installation of a fixed weir with an operable gate, replacement of pipes, and a installation of a new RTU site.

UNIT 2 – FRENCHMAN’S CREEK

- 2024/2025** Aerator: This project consists of the installation of a new Aerator as requested by the Unit and in accordance with Northern’s established Aerator Program.
- 2024/2025** Security Camera: This project consists of the installation of a new security camera to monitor potential issues at the Evergreen Control Structure.

UNIT 2A – MacArthur Overlay

- 2024/2025** Telemetry Maintenance: This project consists of Program Logic Controller and telemetry card maintenance and replacement.

UNIT 2C – ALTON

- 2024/2025** Bond Improvements: All POI work associated with the design permitting and construction of remaining residential neighborhoods identified in the POI.
- 2024/2025** Telemetry Maintenance: This project consists of Program Logic Controller and telemetry card maintenance and replacement.
- 2024/2029** 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.
- 2024/2025** Aerator: This project consists of the installation of a new Aerator as requested by the Unit and in accordance with Northern’s established Aerator Program.

UNIT 3 - HORSESHOE ACRES/SQUARE LAKE UNIT

- 2024/2029** Canal Maintenance and Sediment Removal: 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.
- 2024/2025** Telemetry Maintenance: This project consists of Program Logic Controller and telemetry card maintenance and replacement.
- 2024/2025** Access Gate Replacement: This project includes removal of an existing access gate which has deteriorated and the installation of a new aluminum gate.

2024/2025 Aerator: This project consists of the installation of one new Aerator as requested by the Unit and in accordance with Northern's established Aerator Program.

UNIT 3A - WOODBINE

2027/2028 Road Overlay: This project consists of the milling and asphalt overlay of Northern owned roadways within the Unit.

2024/2025 Heavy Cleaning of Culverts: 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.

2024/2025 Aerator: This project consists of the installation of one new Aerator as requested by the Unit and in accordance with Northern's established Aerator Program.

UNIT 4 – WEST OF VILLAGES OF PALM BEACH LAKES

2024/2025 Telemetry Maintenance: This project consists of Program Logic Controller and telemetry card maintenance and replacement.

2024/2029 Culvert Repair/Replacement: This project consists of slip-lining lake interconnect culverts within the Unit identified through routine inspection. Slip-lining is a trenchless technology utilized to restore pipe integrity and efficiency with minimal disruption and restoration.

2024/2025 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.

UNIT 5A – VISTA CENTER

2024/2025 Lake Interconnect Culvert Rehabilitations: This project consists of slip-lining lake interconnect culverts within the Unit identified through routine inspection. Slip-lining is a trenchless technology utilized to restore pipe integrity and efficiency with minimal disruption and restoration.

2024/2029 Culvert Inspection and Cleaning and Repairs: 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.

2024/2029 Roadway Catch Basin Cleaning and Inspection: This project consists of cleaning and inspection of the roadway catch basins which collect stormwater runoff from Vista Parkway and discharge to the on-site lake system.

2025/2029 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 5B – BAYWINDS

- 2025/2026** Pump Station Control Panel Replacements: This project consists of the replacement and upgrade of the control panels and electrical equipment at the pump station.
- 2025/2026** Engineering for Pump Station Control Panel Replacement: This project consists of the Engineering design and permitting for the replacement and upgrade of the control panels and electrical equipment at the pump station.
- 2024/2025** Generator Replacement: This project consists of the removal and replacement of the backup power supply generator which serves the Stormwater pump station.
- 2025/2026** Pump Station Site Improvements: This project includes maintenance to the pump station and building that includes driveway improvements, roof replacement and painting.
- 2025/2027** Pump Replacement: This project consists of the removal and replacement of primary pumps within the Stormwater pump station.

UNIT 5C – RIVERWALK

- 2027/2029** Lake Interconnect Culvert Rehabilitation: This project consists of slip-lining lake interconnect culverts within the Unit identified through routine inspection. Slip-lining is a trenchless technology utilized to restore pipe integrity and efficiency with minimal disruption and restoration.
- 2024/2025** RTU Site Access Improvements: This project consists of the installation of turf block to provide improved vehicular access to the RTU site for maintenance purposes.

UNIT 5D – ANDROS ISLE

- 2024/2025** Pump Station Control Panel Replacements: This project consists of the replacement and upgrade of the control panels and electrical equipment at the pump station.
- 2024/2025** Engineering for Pump Station Control Panel Replacement: This project consists of the Engineering design and permitting for the replacement and upgrade of the control panels and electrical equipment at the pump station.
- 2024/2025** Generator Replacement: This project consists of the removal and replacement of the backup power supply generator which serves the Stormwater pump station.
- 2025/2027** Pump Replacement: This project consists of the removal and replacement of primary pumps within the Storm water pump station.

UNIT 7 – DYER BOULEVARD

- 2024/2025** Access Gate Replacement: This project includes removal of an existing access gate which has deteriorated and the installation of a new aluminum gate.

UNIT 9 – ADMIRALS COVE WEST

- 2027/2029** Lake Interconnect Culvert Rehabilitation: This project consists of slip-lining lake interconnect culverts within the Unit identified through routine inspection. Slip-lining is a trenchless technology utilized to restore pipe integrity and efficiency with minimal disruption and restoration.
- 2024/2025** Culvert 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 9A – ABACOA I

- 2025/2027** Lake Liner Restoration: This project consist of the restoration of the lake liner based on the engineering evaluation.
- 2024/2025** Engineering Evaluation of Lake Liner: This project consists of the Engineering review and analysis of the existing lake liner which prevents reclaimed irrigation water from seepage into the ground.
- 2024/2029** Vegetation Reduction Mowing: This project consists of vegetation reduction mowing to reduce underbrush and potential fire hazard within the preserve areas.
- 2024/2025** Telemetry Maintenance: This project consists of Program Logic Controller and telemetry card maintenance and replacement.
- 2024/2025** Culvert 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.
- 2024/2029** Preserve Structures Repair and Replacement: This project consists of the replacement of the protective Gopher Tortoise fence within the Abacoa Greenway System.
- 2024/2025** Water Control Structure Repair: This project includes the repair of a concrete water control structure identified during routine inspections.
- 2024/2025** 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

UNIT 9B – ABACOA II

- 2024/2029** Vegetation Reduction Mowing: This project consists of vegetation reduction mowing to reduce underbrush and potential fire hazard within the preserve areas.
- 2024/2025** Telemetry Maintenance: This project consists of Program Logic Controller and telemetry card maintenance and replacement.
- 2024/2025** 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.

- 2024/2028** Preserve Structures Repair And Replacement: This project consists of the replacement of the protective Gopher Tortoise fence within the Abacoa Greenway System.
- 2024/2025** Aerator: This project consists of the installation of one new Aerator as requested by the Unit and in accordance with Northern's established Aerator Program.

UNIT 11 – PGA NATIONAL

- 2027/2029** Replace Golf Tunnels Ave of Champions & Tournament Blvd: This project consists of the repair and replacement of the golf tunnels.
- 2024/2025** Engineering Design: This project consists of multiple projects within Northern's road right-of-way including pavement resurfacing, sidewalk restoration and pedestrian enhancements.
- 2024/2025** BioNest Biological Weed Control: This project consists of the installation of a structure and stocking biological weed control in lakes identified as benefitting from this process.
- 2024/2025** Telemetry Maintenance: This project consists of Program Logic Controller and telemetry card maintenance and replacement.
- 2024/2025** Sidewalk and Sign Repairs: This project consists of miscellaneous repairs of existing sidewalks as a result of damaged due to the growth of trees and subsequent root expansion as well as roadway informational signs which have faded and lost their reflective capabilities.
- 2024/2029** Lake Interconnect Culvert Rehabilitation: This project consists of slip-lining lake interconnect culverts within the Unit identified through routine inspection. Slip-lining is a trenchless technology utilized to restore pipe integrity and efficiency with minimal disruption and restoration.
- 2024/2029** Roadway Catch Basin Cleaning and Inspection: This project consists of cleaning and inspection of the roadway catch basins which collect stormwater runoff and convey to the on-site lake system.
- 2024/2025** Canal Dredging: This project consists of the dredging of miscellaneous canals to enhance aerator efficiency and operation.
- 2028/2029** Berm Restoration: This project consists of restoring berm in its entirety to bring the banks back to at least 3:1 slopes.
- 2028/2029** Add on of an Additional Pump at PGA North Pump Station: This project consists of adding a pump to provide redundancy in case one pump is out.
- 2025/2026** Internal Roadway Overlay: This project consists of the milling and asphalt overlay of Northern owned roadways.
- 2025/2027** Pump Replacement: This project consists of the removal and replacement of primary pumps within the Stormwater pump station.
- 2025/2026** Generator Replacement: This project consists of the removal and replacement of three backup power supply generators which serve three storm water pump stations.
- 2024/2025** Fuel Polisher: This project consists of the installation of a fuel polisher in the fuel tank that serves the backup power supply generator which serves the Stormwater pump station. The polisher removes sediment and algae from the fuel to keep the generator running efficiently.

UNIT 12 – HIGHLAND PINES

2024/2025 Telemetry Maintenance: This project consists of Program Logic Controller and telemetry card maintenance and replacement.

UNIT 14 – EASTPOINTE

2024/2025 Culvert 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.

2025/2026 Generator Replacement: This project consists of the removal and replacement of the backup power supply generator which serves the Stormwater pump station.

2024/2025 Telemetry Maintenance: This project consists of Program Logic Controller and telemetry card maintenance and replacement.

2025/2027 Pump Replacement: This project consists of the removal and replacement of primary pumps within the Stormwater pump station.

2024/2025 Aerators: This project consists of the installation of two new Aerators as requested by the Unit and in accordance with Northern's established Aerator Program as well as electrical improvements and reconfiguration for existing units.

UNIT 15 - VILLAGES OF PALM BEACH LAKES

2024/2025 Australian Pine Removal: The project consists of the cutting and stump grinding of invasive Australian Pines along the Brandywine Canal.

2024/2025 Telemetry Maintenance: This project consists of Program Logic Controller and telemetry card maintenance and replacement.

2024/2025 Weir repair: This project consists of the repair of existing W-3 and W-4 weir structures which are nearly 30 years old.

2024/2025 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 as well as electrical improvements and reconfiguration for existing units.

UNIT 16 – PALM BEACH PARK OF COMMERCE

2024/2025 Engineering Design: This project consists of multiple projects within Northern's road right-of-way including pavement resurfacing, surveying and drainage enhancements.

2024/2026 Drainage Improvements: This project consists of general drainage improvements and enhancements within the unit as a result of engineering evaluations.

- 2024/2025** Roadway Catch Basin Cleaning: This project consists of cleaning and inspection of the roadway catch basins which collect stormwater runoff and convey to the on-site lake system.
- 2024/2026** Internal Roadway Overlay: This project consists of the milling and asphalt overlay of Northern owned roadways within the Unit.

UNIT 18 - IBIS GOLF & COUNTRY CLUB

- 2024/2025** Pump Station Control Panel Replacements: This project consists of the replacement and upgrade of the control panels and electrical equipment at two pump stations.
- 2024/2025** Staff Gauge Installation: This project consists of the installation of five staff gauges at various locations within the lake system at Ibis for visual aid in confirming lake levels.
- 2024/2025** Engineering for Pump Station Control Panel Replacement: This project consists of the Engineering design and permitting for the replacement and upgrade of the control panels and electrical equipment at the pump station.
- 2024/2025** Alum Application Project: This project consists of the application of alum to the significant lakes within the Ibis Development in an effort to reduce the phosphorus levels and as required as part of the amended maintenance agreement with the City of West Palm Beach.
- 2024/2025** BioNest Biological Weed Control: This project consists of the installation of a structure and stocking biological weed control in lakes identified as benefitting from this process.
- 2024/2026** Pump Station Discharge Piping Replacement: This project consists of the replacement of steel discharge piping from the pump station including pump connection and flap gates.
- 2024/2025** Telemetry Maintenance: This project consists of Program Logic Controller and telemetry card maintenance and replacement.
- 2024/2025** Roadway and Sidewalk Repair: This project consists of miscellaneous repairs of existing roadway and sidewalks.
- 2024/2025** Roadway Catch Basin Cleaning: This project consists of cleaning and inspection of the roadway catch basins which collect stormwater runoff and convey to the on-site lake system.
- 2024/2025** Generator Replacement: This project consists of the removal and replacement of the backup power supply generator which serves the Stormwater pump station.
- 2028/2029** Add on of an Additional Pump at Ibis Intermediate Pump Station: This project consists of adding a pump to provide redundancy in case one pump is out.
- 2025/2029** Pump Replacement: This project consists of the removal and replacement of primary pumps within the Storm water pump station.
- 2024/2025** Fuel Polisher: This project consists of the installation of a fuel polisher in the fuel tank that serves the backup power supply generator which serves the Stormwater pump station. The polisher remove sediment and algae from the fuel to keep the generator running efficiently.

UNIT 19 – REGIONAL CENTER

- 2024/2025** BioNest Biological Weed Control: This project consists of the installation of a structure and stocking biological weed control in lakes identified as benefitting from this process.
- 2024/2025** Telemetry Maintenance: This project consists of Program Logic Controller and telemetry card maintenance and replacement.
- 2026/2027** Lake Interconnect Culvert Rehabilitation: This project consists of slip-lining culvert C-1 identified through routine inspection. Slip-lining is a trenchless technology utilized to restore pipe integrity and efficiency with minimal disruption and restoration.
- 2024/2025** 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.

UNIT 19A – IRRIGATION UNIT

- 2025/2027** 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

- 2028/2029** Lake Maintenance Access: This project consists of design and construction of a limited use access for Northern’s lake maintenance contractor.

UNIT 21 – OLD MARSH

- 2024/2025** BioNest Biological Weed Control: This project consists of the installation of a structure and stocking biological weed control in lakes identified as benefitting from this process.
- 2024/2025** Telemetry Maintenance: This project consists of Program Logic Controller and telemetry card maintenance and replacement.
- 2024/2025** Culvert 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.
- 2024/2025** Generator Replacement: This project consists of the removal and replacement of the backup power supply generator which serves the storm water pump station.

UNIT 23 – THE SHORES

- 2024/2026** Culvert 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 24 – IRON HORSE

- 2024/2025** Culvert Inspections: 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.
- 2025/2027** Pump Replacement: This project consists of the removal and replacement of primary pumps within the Stormwater pump station.
- 2024/2025** Generator Replacement: This project consists of the removal and replacement of the backup power supply generator which serves the Stormwater pump station.

UNIT 27B – BOTANICA

- 2024/2029** Vegetation Reduction Mowing: This project consists of vegetation reduction mowing to reduce underbrush and potential fire hazard within the preserve areas.
- 2028/2029** 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.
- 2024/2029** Preserve Structures Repair and Replacement: This project consists of the repair and replacement of the preserve structures within the Botanica Preserves.

UNIT 29 – NORTH FOLK DEVELOPMENT

- 2024/2029** 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 31 – BALLENISLES

- 2024/2025** Telemetry Maintenance: This project consists of Program Logic Controller and telemetry card maintenance and replacement.
- 2024/2025** Culvert Repair 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.
- 2024/2029** Roadway Catch Basin Cleaning: This project consists of cleaning and inspection of the roadway catch basins which collect stormwater runoff and convey to the on-site lake system.
- 2028/2029** Irrigation Controllers: This project consists of replacing outdated equipment.

2024/2029 Aerators: This project consists of the installation of new Aerators (six in 2024/2025) as requested by the Unit and in accordance with Northern's established Aerator Program.

UNIT 34 – HIDDEN KEY

2024/2025 Entry Feature Painting: This project consists of pressure cleaning and painting the entrance feature and sign that is owned and maintained by Northern.

2024/2029 Road and Sidewalk Repairs: This project consists of miscellaneous repairs of existing roadway and sidewalks.

2024/2029 Roadway Catch Basin Cleaning: This project consists of cleaning and inspection of the roadway catch basins which collect stormwater runoff and convey to the on-site lake system.

UNIT 38 – HARBOUR ISLES

2024/2029 Roadway Catch Basin Cleaning: This project consists of cleaning and inspection of the roadway catch basins which collect stormwater runoff and convey to the on-site lake system.

UNIT 43 – MIRASOL

2024/2029 Vegetation Reduction Mowing: This project consists of vegetation reduction mowing to reduce underbrush and potential fire hazard within the preserve areas.

2024/2025 Telemetry Maintenance: This project consists of Program Logic Controller and telemetry card maintenance and replacement.

2026/2028 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.

2028/2029 Pump Station Control Panel Replacements: This project consists of the replacement and upgrade of the control panels and electrical equipment at within the Mirasol master pump station.

2024/2025 Generator Replacement: This project consists of the removal and replacement of the backup power supply generator which serves the Stormwater pump station.

2025/2027 Pump Replacement: This project consists of the removal and replacement of primary pumps within the Stormwater pump station.

UNIT 44 – THE BEAR'S CLUB

2024/2029 Culvert Inspections: 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.

2024/2029 Roadway Catch Basin Cleaning: This project consists of cleaning and inspection of the roadway catch basins which collect stormwater runoff and convey to the on-site lake system.

UNIT 45 – PASEOS

2024/2029 Vegetation Reduction Mowing: This project consists of vegetation reduction mowing to reduce underbrush and potential fire hazard within the preserve areas.

2024/2029 Tree Damage Mitigation: This project consists of miscellaneous repairs of existing roadway and sidewalks as a result of damage due to the growth of trees and subsequent root expansion.

2024/2025 Roadway Catch Basin Cleaning: This project consists of cleaning and inspection of the roadway catch basins which collect stormwater runoff and convey to the on-site lake system.

2024/2025 Preserve Structures Repair and Replacement: This project consists of the replacement of a gazebo, signage, and fencing within the Paseos preserve.

UNIT 46 JUPITER COUNTRY CLUB

2028/2029 Tunnel Repairs: This project consists of concrete resurfacing and repair of spalling of reinforcing steel within the tunnel.

UNIT 47 JUPITER ISLES

2024/2025 Telemetry Maintenance: This project consists of Program Logic Controller and telemetry card maintenance and replacement.

2024/2025 Roadway Catch Basin Cleaning: This project consists of cleaning and inspection of the roadway catch basins which collect stormwater runoff and convey to the on-site lake system.

2024/2025 Security Camera: This project consists of the installation of a new security camera to monitor potential issues at the Rialto RTU Site.

UNIT 49 – NORTHERN PALM BEACH COUNTY BUSINESS PARK

2024/2026 Culvert Inspection and Cleaning and Repairs: 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 51 FRENCHMAN’S HARBOR

2028/2029 Bridge Repairs: This project consists of concrete resurfacing and repair of spalling of reinforcing steel within the bridge.

UNIT 53 – ARDEN

- 2024/2025** Plan of Improvement projects consisting of the design, permitting and construction of master stormwater management system, linear park and back-bone water and sanitary sewer infrastructure. Begin building fund balance for minor maintenance activities.
- 2024/2029** Culvert Inspections: 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.

COMMON AREA

- 2024/2025** New Plantings: This project consists of new plantings around the shared parking lot.

GENERAL FUND

- 2024/2025** EOC Building Roof Replacement: Includes the replacement of the roof at the EOC/ Administration Building.
- 2024/2025** EOC Building Door Replacements: Includes the replacement of seven exterior steel doors with fiberglass doors.
- 2024/2025** Computer Upgrades and Replacements: Replacement of computer equipment as needed.
- 2024/2025** Fuel Polisher: This project consists of the installation of a fuel polisher in the fuel tanks that provide fuel for district vehicles. The polisher removes sediment and algae from the fuel.
- 2024/2025** Security Camera: This project consists of the installation of a new security camera to monitor for potential issues at the EOC.
- 2024/2026** Vehicle Purchase/Replacement: Vehicle replacements as determined by the maintenance matrix and associated needs of the district.

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

Unit No.	Maintenance Projects <i>Debt Projects</i>	Year 2024/2025 \$	Year 2025/2026 \$	Year 2026/2027 \$	Year 2027/2028 \$	Year 2028/2029 \$
1	Gramercy Park					
	Engineering for Repair of		\$50,000			
	Replacement of Five (5) Gauges			\$1,000,000		
2	Frenchman's Creek					
	1 New Aerator	\$24,500				
	1 Security Camera	\$10,000				
2A	MacArthur Overlay					
	Telemetry Upgrade/ Enhancement	\$50,000				
2C	Alton					
	<i>Bond/ Landowner Funded Improvements</i>	<i>\$900,000</i>				
	Telemetry Upgrade/ Enhancement	\$10,000				
	Culvert Inspections	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
	1 New Aerator	\$24,500				
3	Horseshoe Acres/Square Lake					
	Canal Maintenance and Debris Removal	\$158,960	\$150,000	\$150,000	\$150,000	\$150,000
	Telemetry Upgrade/ Enhancement	\$10,000				
	Access Gates Enhancements	\$14,500				
	1 New Aerator	\$24,500				
3A	Woodbine					
	<i>Road Overlay</i>				<i>\$1,200,000</i>	
	Heavy Cleaning Of Culverts	\$160,000				
	1 New Aerator	\$24,500				
4	West Of Villages Of Palm Beach Lakes					
	Telemetry Upgrade/ Enhancement	\$15,000				
	Culvert Repair/Replacement	\$300,000	\$30,000	\$30,000	\$30,000	\$30,000
	3 New Aerators	\$73,500				
5	Henry Rolf					
5A	Vista Center Of Palm Beach					
	<i>5 Lake Interconnect Culvert Rehabilitations (Finance</i>	<i>\$2,000,000</i>				
	Culvert Cleaning and Restoration (Funds On Hand P	\$375,000	\$500,000	\$500,000	\$500,000	\$500,000
	Roadway Catch Basin Cleaning and Inspection	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000
	Upgrade Master Irrigation System		\$100,000	\$100,000	\$100,000	\$100,000
5B	Baywinds					
	Replace Pump Station Control Panel		\$325,000			
	Engineering for Pump Station Control Panel Replacement		\$15,000			
	Generator Replacement	\$93,750				
	Pump Station Site Enhancements		\$30,000			
	Pump Replacement		\$100,000	\$100,000		

2.23

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

Unit No.	Maintenance Projects <i>Debt Projects</i>	Year 2024/2025 \$	Year 2025/2026 \$	Year 2026/2027 \$	Year 2027/2028 \$	Year 2028/2029 \$
5C	Riverwalk					
	<i>Lake Interconnect Culvert Rehabilitation</i>				\$1,000,000	\$1,000,000
	Improved access to RTU site	\$30,000				
5D	Andros Isle					
	<i>Replace Pump Station Control Panel</i>	\$325,000				
	<i>Engineering for Pump Station Control Panel Repl</i>	\$15,000				
	<i>Generator Replacement</i>	\$108,750				
	Pump Replacement		\$100,000	\$100,000		
7	Dyer Boulevard					
	Access Gates Enhancements	\$13,500				
9	Admirals Cove West					
	<i>Lake Interconnect Culvert Rehabilitation</i>				\$1,000,000	\$1,000,000
	Culvert Cleaning	\$20,000				
9A	Abacoa I					
	<i>Potential lake liner repairs</i>		\$500,000	\$500,000		
	Engineering Lake Liner Study	\$35,000				
	Vegetation Reduction Mowing	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
	Telemetry Upgrade/ Enhancement	\$25,000				
	Culvert Cleaning	\$50,000				
	Preserve Structures - Repair and Replacement	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000
	Water control structure repair	\$25,000				
	3 New Aerators	\$73,500				
9B	Abacoa II					
	Vegetation Reduction Mowing	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
	Telemetry Upgrade/ Enhancement	\$10,000				
	Culvert Cleaning	\$20,000				
	Preserve Structures - Repair and Replacement	\$300,000	\$150,000	\$150,000	\$150,000	\$150,000
	1 New Aerator	\$24,500				
11	Pga National					
	<i>Replace Golf Tunnels Ave of Champions & Tournament Blvd</i>				\$4,000,000	\$4,000,000
	Engineering Design Of Multiple Projects	\$51,000				
	BioNest Biological Weed Control	\$10,000				
	Telemetry Upgrade/ Enhancement	\$30,000				
	Sidewalk and Sign Repairs	\$130,000				
	Lake Interconnect Culvert Rehabilitation	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
	Catch Basins Inspections and Cleaning	\$180,000	\$100,000	\$100,000	\$100,000	\$100,000
	Canal dredging	\$306,358				
	Berm Restoration					\$1,000,000
	Add on of an Additional Pump at PGA North Pump Station					\$550,000

2.24

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

Unit No.	Maintenance Projects <i>Debt Projects</i>	Year 2024/2025 \$	Year 2025/2026 \$	Year 2026/2027 \$	Year 2027/2028 \$	Year 2028/2029 \$
	Medalist and Tournament Overlay Project	\$15,000	\$500,000			
	Pump Replacement		\$100,000	\$100,000		
	Generator Replacements (3)		\$532,500			
	Fuel Polisher for fuel tanks	\$66,000				
12	Highland Pines					
	Telemetry Upgrade/ Enhancement	\$10,000				
12A	Gardens Hunt Club					
14	Eastpointe					
	<i>Culvert Rehabilitation</i>	<i>\$300,000</i>				
	<i>Generator Replacement</i>		<i>\$202,500</i>			
	Telemetry Upgrade/ Enhancement	\$17,500				
	Pump Replacement		\$100,000	\$100,000		
	2 New Aerators	\$49,000				
15	Villages Of Palm Beach Lakes					
	Australian Pine removal	\$65,000				
	Telemetry Upgrade/ Enhancement	\$15,000				
	Weir W3&W4 Repairs	\$200,000				
	4 New Aerators	\$98,000				
16	Palm Beach Park Of Commerce					
	Engineering Design Of Multiple Projects	\$70,000				
	Drainage Improvements	\$340,000	\$20,000			
	Catch Basin Cleaning	\$160,000				
	Internal Roadway Maintenance and Overlay	\$845,000	\$300,000			
18	Ibis Golf & Country Club					
	Pump Station Control Panel Replacement (Intermedi	\$325,000				
	Replacement of Five (5) Gauges	\$54,000				
	Engineering for Pump Station Control Panel Replac	\$15,000				
	Alum Application Treatment Project	\$352,154				
	BioNest Biological Weed Control	\$25,000				
	Pump Station Flappers and Discharge Pipes Replac	\$200,000	\$200,000			
	Telemetry Upgrade/ Enhancement	\$29,000				
	Road and Sidewalk Improvements	\$95,000				
	Catch Basin Cleaning	\$50,000				
	Generator Replacement	\$217,500				
	Add on of an Additional Pump at Ibis Intermediate Station					\$550,000
	Pump Replacement		\$100,000	\$100,000	\$100,000	\$100,000
	Fuel Polisher for fuel tank	\$33,000				
19	Regional Center					

2.25

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

Unit No.	Maintenance Projects <i>Debt Projects</i>	Year 2024/2025 \$	Year 2025/2026 \$	Year 2026/2027 \$	Year 2027/2028 \$	Year 2028/2029 \$
	BioNest Biological Weed Control	\$25,000				
	Telemetry Upgrade/ Enhancement	\$20,000				
	Lake Interconnect Culvert Rehabilitation			\$100,000		
	4 New Aerators	\$98,000				
19A	Irrigation					
	Upgrade Master Irrigation System		\$50,000	\$50,000		
20	Juno Isles					
	Lake Maintenance Access					\$20,000
21	Old Marsh					
	BioNest Biological Weed Control	\$25,000				
	Telemetry Upgrade/ Enhancement	\$17,500				
	Culvert Cleaning	\$10,000				
	Generator Replacement	\$93,750				
23	The Shores					
	Culvert Cleaning	\$100,000	\$100,000			
24	Ironhorse					
	Culvert Inspections	\$40,000				
	Pump Replacement		\$100,000	\$100,000		
	Generator Replacement	\$108,750				
27B	Botanica					
	Vegetation Reduction Mowing	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000
	Culvert Repair and Cleaning					\$100,000
	Preserve Structures - Repair and Replacement	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000
29	North Fork Development					
	Culvert Repairs	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000
31	BallenIsles Country Club					
	Telemetry Upgrade/ Enhancement	\$10,000				
	Culvert Repair and Cleaning	\$100,000				
	Catch Basin Cleaning	\$100,000	\$40,000	\$40,000	\$40,000	\$40,000
	Irrigation controllers					\$100,000
	New Aerators	\$147,000	\$150,000	\$150,000	\$150,000	\$150,000
32	Roebuck Road					
32A	Palm Cove					
33	Cypress Cove					
34	Hidden Key					
	Paint Entryway Features	\$20,000				

2.26

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

Unit No.	Maintenance Projects <i>Debt Projects</i>	Year 2024/2025 \$	Year 2025/2026 \$	Year 2026/2027 \$	Year 2027/2028 \$	Year 2028/2029 \$
	Road and Sidewalk Repairs	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000
	Catch Basin Cleaning	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
38	Harbour Isles					
	Catch Basin Cleaning	\$100,000	\$30,000	\$30,000	\$30,000	\$30,000
41	Mystic Cove					
43	Mirasol					
	Vegetation Reduction Mowing	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000
	Telemetry Upgrade/ Enhancement	\$36,500				
	Upgrade Master Irrigation System			\$100,000	\$100,000	
	Replace Pump Station Control Panel					\$600,000
	Generator Replacement	\$240,000				
	Pump Replacement		\$100,000	\$100,000		
44	The Bear's Club					
	Culvert Inspections	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
	Catch Basin Cleaning	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
45	Paseos					
	Vegetation Reduction Mowing	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000
	Tree Damage Mitigation- Sidewalks and Curbs	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
	Catch Basins Repair and Cleaning	\$100,000				
	Preserve Structures - Repair and Replacement	\$10,000				
46	Jupiter Country Club					
	Tunnel Repairs					\$150,000
47	Jupiter Isles					
	Telemetry Upgrade/ Enhancement	\$12,500				
	Catch Basin Cleaning	\$75,000				
	1 Security Camera	\$10,000				
49	Northern Palm Beach County Business Park					
	Lake Interconnect Repairs/Inspections	\$25,000	\$20,000			
51	Frenchman's Harbor					
	Bridge Repair/Replacement					\$100,000
53	Arden (Fka. Highland Dunes)					
	<i>Bond/ Landowner Funded Improvements</i>	<i>\$800,000</i>				
	Culvert Inspections	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
	Common Area					
	New Plantings and Paint Front Sign	\$20,000				
	General Fund					
	EOC Building Roof Replacement	\$240,000				
	EOC Building Door Replacements	\$118,000				

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

Unit No.	Maintenance Projects <i>Debt Projects</i>	Year 2024/2025 \$	Year 2025/2026 \$	Year 2026/2027 \$	Year 2027/2028 \$	Year 2028/2029 \$
	Computer Upgrades and Replacements	\$23,400				
	Fuel Polisher for fuel tanks	\$66,000				
	2 Security Cameras	\$11,600				
	Vehicle Purchase/Replacement	\$174,500	\$95,000			
	TOTAL MAINTENANCE PROJECTS	\$9,241,222	\$5,202,500	\$4,215,000	\$2,465,000	\$5,535,000
	TOTAL BOND/LOAN PROJECTS	\$4,448,750	\$702,500	\$500,000	\$7,200,000	\$6,000,000
	TOTAL COMBINED PROJECTS	\$13,689,972	\$5,905,000	\$4,715,000	\$9,665,000	\$11,535,000

**NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
BUDGET
FISCAL YEAR 2025**

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.

The following table presents the current board of supervisors and election information.

Seat #	Currently Held By	Next Election (November)	Election Format
Seat 1	Brian J. LaMotte	2026	Landowner
Seat 2	Gregory Block	2026	Popular
Seat 3	L. Marc Cohn	2026	Popular
Seat 4	Ellen T. Baker	2024	Popular
Seat 5	Matthew J. Boykin	2024	Popular

	Budget FY 2022	Budget FY 2023	Budget FY 2024	Budget FY 2025
Total Budget	\$36,235,946	\$39,499,544	\$42,392,288	\$44,986,590
Percent Change		9.0% Increase	7.3% Increase	6.1% Increase

**NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
BUDGET
FISCAL YEAR 2025**

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.

Authoized Positions	Budget FY 2022	Budget FY 2023	Budget FY 2024	Budget FY 2025
Executive Director	1	1	1	1
Deputy Director	1	0	0	0
Director of Finance & Admin	1	1	1	1
Budget Manager	1	1	1	1
Fiscal Specialist / Receptionist	1	1	1	1
Junior Accounting Intern	1	1	1	1
Senior Accounting Intern	1	1	1	1
District Clerk	1	1	1	1
Information Technology Tech	<u>0</u>	<u>0</u>	<u>1</u>	<u>1</u>
Total	8	7	8	8

	Budget FY 2022	Budget FY 2023	Budget FY 2024	Budget FY 2025
Administrative Budget	\$1,903,306	\$1,879,010	\$2,013,165	\$2,069,710
Percent Change		1.3% Decrease	7.1% Increase	2.8% Increase

**NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
BUDGET
FISCAL YEAR 2024**

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 Engineering, Maintenance, and Operations maintains the infrastructure, water bodies, and preserves for most of the active Units of Development located within the 128 square miles of Northern’s jurisdictional boundaries. Northern owns, operates, and maintains improvements designed to positively impact the quality of life for the residents within its Units of Development. A list of improvements maintained is included with each individual Unit of Development budget presentation included in Section 4 of this budget workbook, and a more generalized list is included in Section 1 on pages 1.9 and 1.10.

Authozed Positions	Budget FY 2022	Budget FY 2023	Budget FY 2024	Budget FY 2025
Staff Engineer	1	1	0	1
District Engineer	0	0	1	1
Director of Operations	1	1	1	1
Capital Const. & Permits Admin.	1	1	0	0
Project Coordinator	0	0	1	1
Staff Biologist	1	1	1	1
Full-time Biologist Assistant	1	1	0	0
Environmental Manager	0	0	1	1
Associate Biologist	0	0	1	1
Programs & Facilities Maint. Admin.	1	1	1	1
Operations Supervisor	1	1	2	2
Operations Manager	6	6	4	4
Field Technician II	1	1	2	3
Full-time Records & IS Specialist	2	2	1	1
Technical Analyst/ Records Mgmt	0	0	1	1
Permits & Contract Specialist	1	1	0	0
Permit Coordinator/Plan Reviewer	<u>0</u>	<u>0</u>	<u>1</u>	<u>1</u>
Total	17	17	18	20

	Budget FY 2022	Budget FY 2023	Budget FY 2024	Budget FY 2025
Operations Budget	\$2,838,561	\$3,053,605	\$3,375,438	\$3,851,456
Percent Change		7.6% Increase	10.5% Increase	14.1% Increase

GENERAL FUND

Fund Name: ADMINISTRATION	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
REVENUES					
Other					
36000 MISCELLANEOUS REVENUE	7,195	-	2,807	-	-
36002 MISC REV - INS CLAIMS	15,368	-	-	-	-
36110 INTEREST EARNINGS	13,778	-	14,042	-	-
36400 DISPOSITION OF FIXED ASSETS	7,889	-	569	-	-
38110 ADMINISTRAT TRANSFER IN	1,778,801	2,013,165	1,608,069	2,069,710	2,135,980
	1,823,031	2,013,165	1,625,487	2,069,710	2,135,980
TOTAL REVENUES	1,823,031	2,013,165	1,625,487	2,069,710	2,135,980
EXPENSES					
Personnel Services					
51201 ADM/OPS SALARIES	699,615	771,957	612,382	776,226	807,275
51202 COMP ABSENCES PAYOUTS	4,897	7,000	5,413	7,000	7,000
52100 FICA TAXES	41,212	47,861	31,219	48,560	49,531
52101 MEDICARE EXPENSE	10,415	11,193	14,077	11,357	11,584
52200 RETIREMENT CONTRIBUTIONS	122,301	138,952	105,102	139,721	139,015
52301 LIFE INSURANCE	2,354	3,472	2,520	3,646	3,864
52302 HEALTH INSURANCE	74,431	126,292	89,771	108,448	114,955
52303 DISABILITY INSURANCE	7,053	8,727	7,834	9,163	9,713
52304 DENTAL INSURANCE	2,650	3,009	2,615	3,159	3,349
52401 WORKERS COMPENSATION INS	5,354	7,166	4,721	5,643	5,982
53410 SUPERVISORS EXPENSES	35,000	35,000	35,000	37,000	37,000
	1,005,282	1,160,629	910,654	1,149,923	1,189,268
Contractual Services					
53101 ENGINEERING FEES	1,271	30,000	5,698	26,000	26,000
53105 ENGINEERING-NPDES	13,750	13,750	13,750	13,750	13,750
53109 LEGAL SERVICES	133,034	100,000	87,066	90,000	90,000
53116 IT SERVICES	92,651	73,905	77,670	85,000	85,000
53118 OTHER PROFESSIONAL SVCS	4,000	4,000	200	-	-
53406 SECURITY SERVICES	6,378	6,580	7,550	7,910	7,910
53408 JANITORIAL	21,958	23,499	22,820	23,499	23,499
53409 MOWING AND LANDSCAPING	41,780	55,963	45,478	57,624	57,624
54901 PBC ISS/PA TAX ROLL PREP FEE	6,226	6,922	6,391	6,922	6,922
	321,048	314,619	266,623	310,705	310,705
Insurance					
54501 INSURANCE-GENERAL	297,461	356,480	382,779	432,407	458,351
54502 INSURANCE AUTO	1,943	1,870	1,581	1,724	1,827
	299,404	358,350	384,360	434,131	460,178
Utilities					
54101 TELEPHONE	35,940	34,760	38,787	20,208	20,208
54102 MOBILE COMMUNICATIONS	5,364	5,120	4,312	4,298	4,298
54104 INTERNET	3,478	4,388	4,863	5,700	5,700
54105 CABLE TV	2,359	2,429	2,655	2,100	2,100
54301 ELECTRICITY	23,318	29,380	14,566	29,280	30,158

GENERAL FUND

Fund Name: ADMINISTRATION	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
	70,459	76,077	65,183	61,586	62,464
Supplies & Materials					
54201 POSTAGE	896	1,400	864	1,400	1,400
54701 PRINTING	578	500	462	1,000	1,000
54801 PUBLIC INFORMATION	25,383	25,000	15,628	30,000	30,000
54905 LEGAL ADS	3,341	7,150	6,242	6,500	6,500
55101 OFFICE SUPPLIES	4,255	9,900	4,660	9,900	9,900
55209 MISC OFFICE EXPENSE	12,887	17,600	15,529	17,600	17,600
	47,340	61,550	43,385	66,400	66,400
Business & Travel					
54001 TRAVEL	1,043	2,000	2,340	7,650	7,650
54002 PERSONAL VEHICLE USE	111	200	269	200	200
55401 SEMINARS/EDUCATIONAL	4,426	6,200	5,652	8,200	8,200
55402 MEMBERSHIPS	16,775	24,340	25,013	20,515	20,515
	22,355	32,740	33,274	36,565	36,565
Repairs & Maintenance					
54605 REPAIR & MAINT-OFF EQMT	2,018	2,200	2,000	2,400	2,400
	2,018	2,200	2,000	2,400	2,400
Capital Outlay					
56401 MACHINERY & EQUIPMENT	7,658	7,000	11,242	8,000	8,000
	7,658	7,000	11,242	8,000	8,000
Other					
99999 Add'l cash required/(available) for budget	42,431	-	-	-	-
	42,431	-	-	-	-
TOTAL EXPENSES	1,817,995	2,013,165	1,716,721	2,069,710	2,135,980

Fund Name: OPERATIONS	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
REVENUES					
Other					
36000 MISCELLANEOUS REVENUE	1,574	-	-	-	-
36002 MISC REV - INS CLAIMS	365	-	45,664	-	-
36110 INTEREST EARNINGS	10,757	-	15,829	-	-
36400 DISPOSITION OF FIXED ASSETS	9,500	-	25,100	-	-
38111 OPERATIONS TRANSFER IN	2,830,681	3,175,438	2,280,252	3,531,456	3,316,218
	2,852,877	3,175,438	2,366,845	3,531,456	3,316,218
TOTAL REVENUES	2,852,877	3,175,438	2,366,845	3,531,456	3,316,218

EXPENSES

Personnel Services					
51201 ADM/OPS SALARIES	1,587,578	1,757,757	1,418,361	1,895,150	1,933,053

GENERAL FUND

Fund Name:	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
OPERATIONS					
51202 COMP ABSENCES PAYOUTS	77,664	37,000	15,507	70,000	71,400
52100 FICA TAXES	102,151	108,981	75,921	121,839	124,276
52101 MEDICARE EXPENSE	24,231	25,487	33,208	28,495	29,065
52200 RETIREMENT CONTRIBUTIONS	280,013	316,396	249,312	353,727	360,802
52301 LIFE INSURANCE	7,801	10,769	8,675	11,307	11,986
52302 HEALTH INSURANCE	197,731	306,404	225,422	266,710	282,713
52303 DISABILITY INSURANCE	5,995	7,511	7,834	7,887	8,360
52304 DENTAL INSURANCE	8,350	9,078	9,194	9,532	10,104
52401 WORKERS COMPENSATION INS	26,926	35,516	23,870	27,212	28,845
	2,318,440	2,614,899	2,067,304	2,791,859	2,860,604
Contractual Services					
53407 TRASH DISPOSAL	-	250	-	-	-
	-	250	-	-	-
Insurance					
54502 INSURANCE AUTO	25,264	29,928	26,453	27,010	28,630
	25,264	29,928	26,453	27,010	28,630
Utilities					
54102 MOBILE COMMUNICATIONS	18,545	18,607	18,708	19,165	19,165
	18,545	18,607	18,708	19,165	19,165
Supplies & Materials					
54908 GOV'MNTL REGISTRATION FEE	470	100	608	500	500
55203 FUEL-VEHICLES	48,448	68,500	46,890	76,000	76,000
55205 MAINTENANCE TOOLS	3,107	8,000	3,387	8,000	8,000
55206 MISCELLANEOUS SUPPLIES	4,779	10,000	1,660	10,000	10,000
55208 UNIFORMS	2,076	2,400	1,755	3,600	3,600
	58,880	89,000	54,300	98,100	98,100
Business & Travel					
55401 SEMINARS/EDUCATIONAL	12,288	10,350	15,850	22,500	22,500
	12,288	10,350	15,850	22,500	22,500
Repairs & Maintenance					
54603 REPAIR & MAINT-VEHICLES	71,578	53,000	53,252	65,000	65,000
54606 REPAIR & MAINT-BLDG	39,088	74,480	70,052	75,000	30,000
54608 REPAIR & MAINT - GENERAL	2,103	6,000	1,592	5,000	5,000
54610 REPAIR & MAINT-TELEMETRY	3,928	2,000	941	5,000	5,000
54616 R & M - HVAC REPAIRS	15,549	50,000	53,055	50,000	50,000
54619 R&M-GENERATORS	6,208	12,500	4,220	15,500	15,500
56707 FEMA - Ian	1,200	-	-	-	-
	139,654	197,980	183,112	215,500	170,500
Capital Outlay					
52402 FURNITURE	15,483	-	-	-	-
56201 BUILDINGS	8,758	250,000	-	388,000	-
56304 GIS	-	-	-	1,500	1,500

GENERAL FUND

Fund Name:	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
OPERATIONS					
56401 MACHINERY & EQUIPMENT	126,144	144,000	115,992	267,500	95,000
	150,385	394,000	115,992	657,000	96,500
Debt Service					
57101 DEBT SERVICE-PRINCIPAL	18,199	18,659	18,659	19,131	19,616
57201 DEBT SERVICE-INTEREST	2,331	1,765	1,765	1,191	603
	20,530	20,424	20,424	20,322	20,219
Other					
99999 Add'l cash required/(available) for budget	111,611	(200,000)	-	(320,000)	-
	111,611	(200,000)	-	(320,000)	-
TOTAL EXPENSES	2,855,597	3,175,438	2,502,143	3,531,456	3,316,218

Budget Highlights:

- > FY25 Budget for Adm/Ops Salaries (a/c# 51201) in Administration includes the addition in Operations of a new engineer position, and an environmental technician position.
- > Electricity expense (a/c #54301) is based upon most recent twelve months total increased by an estimated rate increase.
- > General insurance rates are projected to increase sharply world-wide as a result of increased frequency of catastrophic events and the wars in Gaza and Ukraine.
- > FY25 Budget for Buildings (a/c# 56201) in Operations includes \$240,000 for EOC roof replacement and \$118,000 for fiberglass exterior EOC doors replacement. Grant funding will be pursued for the roof replacement project. The EOC roof replacement was also included in the FY24 budget, but is being rebudgeted for FY25 due to project delays. Accumulated fund balance will be used to fund the project for any grant funding shortfall.
- > FY25 Budget for Machinery & Equipment (a/c# 56401) in Operations includes \$186,100 for three replacement vehicles, security cameras for the EOC yard and second floor, and \$66,000 to install fuel polishers to the two gas tanks at the EOC. FY24 budget included \$120,000 for two replacement vehicles and \$17,000 to replace the diesel fuel dispenser at the EOC.

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 9/30/24:

Description	Interest Rates	Outstanding	Final Maturity
6.33% of Units 11/14 2011 Pump Stn Renewal Note	3.075%	\$38,747	8/1/2026

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

Year Ending September 30,	Principal	Interest	Total
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GENERAL FUND

2025	\$19,131	\$1,191	\$20,322
2026	\$19,616	\$603	\$20,219
Total	<u>\$38,747</u>	<u>\$1,794</u>	<u>\$40,541</u>

**NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2025**

UNITS OF DEVELOPMENT BUDGET INDEX

		Section 4			Section 4
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2A	MacArthur Overlay.....	8-10	21	Old Marsh.....	87-90
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4	West of Villages of Palm Beach Lakes...	25-26	29	North Fork Development.....	100-103
5	Henry Rolf.....	28-29	31	BallenIsles Country Club.....	103-106
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5C	RiverWalk.....	38-38	33	Cypress Cove.....	110-112
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7	Dyer Boulevard.....	43-43	38	Harbour Isles.....	115-117
9	Admirals Cove West.....	45-46	41	Mystic Cove.....	117-119
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11	PGA National.....	55-58	45	Paseos	127-131
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12A	Gardens Hunt Club Sub-Unit.....	61-62	47	Jupiter Isles.....	133-136
14	Eastpointe 14A - 14B.....	63-65	49	Northern Palm Beach County Business Park ..	135-138
15	Villages of Palm Beach Lakes.....	66-68	51	Frenchman's Harbor	137-140
16	Palm Beach Park of Commerce.....	69-72	53	Arden.....	139-144
18	Ibis Golf & Country Club.....	73-76			

	Budget FY 2022	Budget FY 2023	Budget FY 2024	Budget FY 2025
Maintenance Funds Budgeted	\$13,720,387	\$17,097,473	\$19,532,046	\$22,448,461
Percent Change		24.6% Increase	14.2% Increase	14.9% Increase
Debt Funds Budgeted	\$17,773,692	\$17,469,456	\$17,471,639	\$16,616,963
Percent Change		1.7% Decrease	0.0% Increase	4.9% Decrease

NO UNIT - COMMON AREA

Fund Name: COMMON AREA	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
REVENUES					
Other					
36110 INTEREST EARNINGS	2,764	-	3,447	-	-
36600 CONTRIBUTIONS-LANDOWNERS	49,845	55,963	40,483	57,624	55,028
36601 CONTRIBUTIONS GOVERNMENTS	41,780	46,442	45,478	47,607	45,462
	94,389	102,405	89,408	105,231	100,490
TOTAL REVENUES	94,389	102,405	89,408	105,231	100,490
EXPENSES					
Personnel Services					
59117 Personnel Services	1,615	2,820	1,422	2,324	2,394
	1,615	2,820	1,422	2,324	2,394
Contractual Services					
53201 AUDITORS SERVICES	323	371	371	371	371
53407 TRASH DISPOSAL	15,425	15,000	16,586	16,200	16,200
53409 MOWING AND LANDSCAPING	29,374	31,724	31,724	34,262	34,262
59126 Insurance	577	584	617	604	641
	45,699	47,679	49,298	51,437	51,474
Utilities					
54301 ELECTRICITY	4,068	4,890	3,390	5,086	5,238
54302 WATER/SEWER	4,802	4,095	5,288	5,400	5,400
	8,870	8,985	8,678	10,486	10,638
Supplies & Materials					
54908 GOV'MNTL REGISTRATION FEE	9,155	9,521	9,632	10,017	10,017
	9,155	9,521	9,632	10,017	10,017
Business & Travel					
55402 MEMBERSHIPS	3,271	3,400	3,867	3,967	3,967
	3,271	3,400	3,867	3,967	3,967
Repairs & Maintenance					
54608 REPAIR & MAINT - GENERAL	16,651	15,000	8,000	20,000	15,000
54617 Repairs & Maint - Catch Basins	-	-	-	2,000	2,000
54621 REPAIR & MAINT- STREET SWEEP	-	5,000	-	5,000	5,000
	16,651	20,000	8,000	27,000	22,000
Capital Outlay					
56301 IMPRVMENTS OTHER THAN BLDG	-	10,000	2,988	-	-
	-	10,000	2,988	-	-
Other					
99999 Add'l cash required/(available) for budget	9,128	-	-	-	-
	9,128	-	-	-	-

NO UNIT - COMMON AREA

Fund Name: COMMON AREA	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
TOTAL EXPENSES	94,389	102,405	83,885	105,231	100,490

Budget Highlights:

- > Mowing and landscaping (a/c #53409) contract allows for annual extensions through FYE 9/30/27. The FY25 budget reflects a 8% increase with the renewal for FY25 due to the contractor's request for an increase.
- > Electricity expense (a/c #54301) increased due to rate increases.

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 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	55,080	60,088	60,023	65,764	102,453
31901 AGREEMENT ASSESSMENTS	73,994	80,721	80,721	88,346	137,633
	129,074	140,809	140,744	154,110	240,086
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(245)	(565)	(564)	(634)	(988)
54903 TAX DISCOUNT	(1,958)	(2,311)	(2,145)	(2,529)	(3,940)
54904 UNIQUE ASSMTS DISCOUNT	(2,960)	(3,873)	(3,229)	(4,239)	(6,604)
	(5,163)	(6,749)	(5,938)	(7,402)	(11,532)
Other					
32900 PERMIT FEES	-	-	250	-	-
36110 INTEREST EARNINGS	6,395	-	8,878	-	-
36132 INTEREST EARNINGS-TAXES	92	-	125	-	-
	6,487	-	9,253	-	-
TOTAL REVENUES	130,398	134,060	144,059	146,708	228,554
EXPENSES					
Personnel Services					
59117 Personnel Services	24,301	31,092	20,458	28,007	28,847
	24,301	31,092	20,458	28,007	28,847
Contractual Services					
53101 ENGINEERING FEES	-	1,000	-	1,000	50,000
53109 LEGAL SERVICES	154	500	-	500	500
53201 AUDITORS SERVICES	656	752	752	752	752
53403 CHEMICAL WEED CONTROL	14,898	15,493	15,493	16,113	16,113
53407 TRASH DISPOSAL	2,050	1,000	1,500	35,000	35,000
53409 MOWING AND LANDSCAPING	25,920	27,734	27,734	29,676	29,676
59126 Insurance	4,124	4,588	4,845	4,616	4,893
	47,802	51,067	50,324	87,657	136,934
Repairs & Maintenance					
54604 REPAIR & MAINT-CANAL/LAKE	-	10,000	9,952	5,000	5,000
54608 REPAIR & MAINT - GENERAL	175	3,000	1,950	3,000	3,000
54610 REPAIR & MAINT-TELEMETRY	314	5,000	51	5,000	5,000
54614 REPAIR & MAINT - GATE	-	1,500	-	1,500	1,500
54622 REPAIR & MAINT- RTU GATES	-	2,000	-	-	-
54623 R & M WATER STRUCTURES	-	2,000	-	2,000	2,000
	489	23,500	11,953	16,500	16,500
Capital Outlay					
56301 IMPRVMENTS OTHER THAN BLDG	29,000	-	-	-	-
56304 GIS	2,964	2,818	2,818	2,915	2,915
	31,964	2,818	2,818	2,915	2,915

UNIT 1

GRAMERCY PARK

UNIT 1 - GRAMERCY PARK

Fund Name:	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
UNIT 1 - MAINTENANCE FUND					
Other					
59110 ADMINISTRAT TRANSFER OUT	26,992	28,708	16,639	33,567	33,567
59111 OPERATIONS TRANSFER OUT	7,875	8,375	4,854	9,792	9,792
99999 Add'l cash required/(available) for budget	(8,533)	(11,500)	-	(31,730)	-
	26,334	25,583	21,493	11,629	43,359
TOTAL EXPENSES	130,890	134,060	107,046	146,708	228,555

	<u>Tax per Assessable Unit</u>				<u>Number of Assessable Units</u>	
	FYE 9/30/25	FYE 9/30/24	<u>Incr/(Decr)</u>		FYE 9/30/25	FYE 9/30/24
			\$	%		
ALL NON EXEMPT PARCELS - Maint	\$70.79	\$64.68	\$6.11	9%	2,177	2,177

Budget Highlights:

- > Chemical Weed Control (a/c 53403) contract allows for annual extensions through FYE 9/30/25. The FY25 budget reflects a 4% increase with the renewal for FY25 due to the contractor's request for an increase.
- > FY25 Budget for Trash Disposal (a/c 53407) includes a more aggressive cleaning program of the vegetative booms on a more often and effective regular basis. Booms are floating ribbon-like structures that span the canal and extend approximately one foot both above and below the water's surface. Booms serve as a physical barrier, collecting the debris while allowing water to continue to flow unimpeded, but the debris must be removed periodically before it gets packed and blocks water flow.
- > Mowing and landscaping (a/c #53409) contract allows for annual extensions through FYE 9/30/27. The FY25 budget reflects a 7% increase with the renewal for FY25 due to the contractor's request for an increase.
- > Using 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, 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 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	380,123	388,736	388,306	424,616	394,571
31901 AGREEMENT ASSESSMENTS	4,824	4,938	4,938	5,399	5,017
	384,947	393,674	393,244	430,015	399,588
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(1,725)	(3,744)	(3,714)	(4,082)	(3,793)
54903 TAX DISCOUNT	(13,964)	(14,951)	(14,243)	(16,331)	(15,175)
54904 UNIQUE ASSMTS DISCOUNT	(193)	(237)	(198)	(259)	(241)
	(15,882)	(18,932)	(18,155)	(20,672)	(19,209)
Other					
32900 PERMIT FEES	1,000	-	250	-	-
36110 INTEREST EARNINGS	15,573	-	21,389	-	-
36132 INTEREST EARNINGS-TAXES	358	-	495	-	-
	16,931	-	22,134	-	-
TOTAL REVENUES	385,996	374,742	397,223	409,343	380,379
EXPENSES					
Personnel Services					
59117 Personnel Services	53,991	66,169	39,349	61,901	63,758
	53,991	66,169	39,349	61,901	63,758
Contractual Services					
53101 ENGINEERING FEES	-	2,000	-	1,000	1,000
53109 LEGAL SERVICES	-	500	87	500	500
53201 AUDITORS SERVICES	1,597	1,832	1,832	1,832	1,832
53403 CHEMICAL WEED CONTROL	18,390	19,126	19,126	19,891	19,891
53407 TRASH DISPOSAL	-	1,000	-	5,000	5,000
53409 MOWING AND LANDSCAPING	16,460	17,612	17,612	18,845	18,845
59126 Insurance	14,949	16,561	17,487	16,011	16,972
	51,396	58,631	56,144	63,079	64,040
Utilities					
54301 ELECTRICITY	27,379	28,150	19,841	31,276	32,214
	27,379	28,150	19,841	31,276	32,214
Repairs & Maintenance					
54601 REPAIR & MAINT-AERATORS	30,464	38,646	21,294	44,425	44,425
54604 REPAIR & MAINT-CANAL/LAKE	1,200	5,000	8,872	5,000	5,000
54608 REPAIR & MAINT - GENERAL	-	4,500	-	19,500	19,500
54610 REPAIR & MAINT-TELEMETRY	639	5,000	51	5,000	5,000
54614 REPAIR & MAINT - GATE	-	1,500	-	1,500	1,500
54618 R&M-AERATOR REFURBISHMENTS	6,026	7,000	6,082	7,250	7,250
54622 REPAIR & MAINT- RTU GATES	-	2,000	-	-	-
54623 R & M WATER STRUCTURES	-	15,000	-	15,000	-

UNIT 2

FRENCHMAN'S CREEK

UNIT 2 - FRENCHMAN'S CREEK

Fund Name:	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
UNIT 2 - MAINTENANCE FUND	38,329	78,646	36,299	97,675	82,675
Capital Outlay					
56304 GIS	12,504	12,884	12,884	12,276	12,276
56401 MACHINERY & EQUIPMENT	-	23,000	22,426	34,500	-
	12,504	35,884	35,310	46,776	12,276
Other					
59110 ADMINISTRAT TRANSFER OUT	81,376	86,550	50,163	101,199	101,199
59111 OPERATIONS TRANSFER OUT	19,474	20,712	12,004	24,217	24,217
99999 Add'l cash required/(available) for budget	104,999	-	-	(16,780)	-
	205,849	107,262	62,167	108,636	125,416
TOTAL EXPENSES	389,448	374,742	249,110	409,343	380,379

	<u>Tax per Assessable Unit</u>				<u>Number of Assessable Units</u>	
	FYE 9/30/25	FYE 9/30/24	<u>Incr/(Decr)</u>		FYE 9/30/25	FYE 9/30/24
			\$	%		
ALL NON EXEMPT PARCELS - Maint	\$46.95	\$42.94	\$4.01	9%	9,159	9,168

Budget Highlights:

- > Chemical Weed Control (a/c 53403) contract allows for annual extensions through FYE 9/30/25. The FY25 budget reflects a 4% increase with the renewal for FY25 due to the contractor's request for an increase.
- > FY25 Budget for Trash Disposal (a/c 53407) includes a more aggressive cleaning program of the vegetative booms on a more often and effective regular basis. Booms are floating ribbon-like structures that span the canal and extend approximately one foot both above and below the water's surface. Booms serve as a physical barrier, collecting the debris while allowing water to continue to flow unimpeded, but the debris must be removed periodically before it gets packed and blocks water flow.
- > Mowing and landscaping (a/c #53409) contract allows for annual extensions through FYE 9/30/27. The FY25 budget reflects a 7% increase with the renewal for FY25 due to the contractor's request for an increase.
- > Electricity expense (a/c #54301) increased as a result of a new aerator installation as well as increases to rates.
- > FY25 budget for Repair & Maint - General (a/c #54608) includes \$15,000 for manual clean up of algae.
- > FY25 budget includes \$24,500 for 1 new aerator in Machinery & Equipment (a/c# 56401). The FY24 budget also included 1 new aerator.

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:

UNIT 2 - FRENCHMAN'S CREEK

Northern maintains the following Improvements in Unit No. 2, Frenchman's Creek: 1 Fixed Structure; 14 Aerators; Canal Rights-of-Way; 2 Telemetry Stations; 2 Metritapes; Culvert; 1 Landscape Site.

UNIT 2A - MACARTHUR UNIT

Fund Name:	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	129,436	149,336	149,121	174,990	177,426
31903 Delinquent Taxes - Prior Year	123	-	-	-	-
	129,559	149,336	149,121	174,990	177,426
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(587)	(1,416)	(1,426)	(1,692)	(1,716)
54903 TAX DISCOUNT	(4,755)	(5,743)	(5,463)	(6,730)	(6,824)
	(5,342)	(7,159)	(6,889)	(8,422)	(8,540)
Other					
36003 MISC REV - LAWSUIT SETTLEMENT	21,654	-	-	-	-
36110 INTEREST EARNINGS	10,144	-	13,641	-	-
36132 INTEREST EARNINGS-TAXES	130	-	190	-	-
	31,928	-	13,831	-	-
TOTAL REVENUES	156,145	142,177	156,063	166,568	168,886
EXPENSES					
Personnel Services					
59117 Personnel Services	52,086	63,408	39,765	56,172	57,857
	52,086	63,408	39,765	56,172	57,857
Contractual Services					
53101 ENGINEERING FEES	-	5,000	-	1,000	1,000
53109 LEGAL SERVICES	5,365	1,000	-	500	500
53115 FINANCIAL CONS./ADVISOR	219	200	100	200	200
53201 AUDITORS SERVICES	1,266	1,452	1,452	1,452	1,452
53407 TRASH DISPOSAL	-	1,000	-	5,000	5,000
53409 MOWING AND LANDSCAPING	4,200	4,530	5,330	6,170	6,170
57301 TRUSTEE FEES	1,000	1,025	1,267	1,250	1,250
59126 Insurance	6,150	7,315	7,724	9,462	10,029
	18,200	21,522	15,873	25,034	25,601
Utilities					
54301 ELECTRICITY	2,108	2,010	1,634	2,246	2,313
	2,108	2,010	1,634	2,246	2,313
Repairs & Maintenance					
54604 REPAIR & MAINT-CANAL/LAKE	1,950	15,000	17,470	5,000	5,000
54608 REPAIR & MAINT - GENERAL	1,745	3,000	2,416	3,000	3,000
54610 REPAIR & MAINT-TELEMETRY	4,497	9,000	6,384	50,000	50,000
54613 REPAIR & MAINT-CULVERTS	1,650	3,000	-	3,000	3,000
54614 REPAIR & MAINT - GATE	-	3,000	-	1,500	1,500
54622 REPAIR & MAINT- RTU GATES	-	2,000	-	-	-
54623 R & M WATER STRUCTURES	1,200	18,000	-	18,000	18,000
	11,042	53,000	26,270	80,500	80,500

UNIT 2A

MACARTHUR UNIT

UNIT 2A - MACARTHUR UNIT

Fund Name:	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
UNIT 2A - MAINTENANCE FUND					
Capital Outlay					
56401 MACHINERY & EQUIPMENT	4,507	-	-	-	-
	4,507	-	-	-	-
Other					
59110 ADMINISTRAT TRANSFER OUT	1,750	1,862	1,079	2,177	2,177
59111 OPERATIONS TRANSFER OUT	353	375	217	439	439
99999 Add'l cash required/(available) for budget	67,274	-	-	-	-
	69,377	2,237	1,296	2,616	2,616
TOTAL EXPENSES	157,320	142,177	84,838	166,568	168,887

Fund Name:	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
UNIT 2A - DEBT FUND					
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	342,099	347,096	346,647	343,534	365,260
31903 Delinquent Taxes - Prior Year	132	-	-	-	-
	342,231	347,096	346,647	343,534	365,260
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(1,552)	(3,284)	(3,315)	(3,269)	(3,476)
54903 TAX DISCOUNT	(12,578)	(13,349)	(12,683)	(13,212)	(14,048)
	(14,130)	(16,633)	(15,998)	(16,481)	(17,524)
Other					
36110 INTEREST EARNINGS	7,139	-	7,983	-	-
36132 INTEREST EARNINGS-TAXES	337	-	442	-	-
	7,476	-	8,425	-	-
TOTAL REVENUES	335,577	330,463	339,074	327,053	347,736

EXPENSES

Debt Service					
57101 DEBT SERVICE-PRINCIPAL	270,000	275,000	307,136	285,000	295,000
57201 DEBT SERVICE-INTEREST	83,921	64,272	32,136	58,607	52,736
	353,921	339,272	339,272	343,607	347,736
Other					
99999 Add'l cash required/(available) for budget	(15,239)	(8,809)	-	(16,554)	-
	(15,239)	(8,809)	-	(16,554)	-
TOTAL EXPENSES	338,682	330,463	339,272	327,053	347,736

Tax per Assessable Unit

Number of Assessable Units

	FYE 9/30/25	FYE 9/30/24	Incr/(Decr)		FYE 9/30/25	FYE 9/30/24
			\$	%		
ALL NON EXEMPT PARCELS - Maint	\$78.44	\$69.77				

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>9/30/25</u>	<u>9/30/24</u>	<u>\$</u>	<u>%</u>	<u>9/30/25</u>	<u>9/30/24</u>
ALL NON EXEMPT PARCELS - Debt	\$61.82	\$62.36				
Total	\$140.26	\$132.13	\$8.13	6%	5,557	5,566

Budget Highlights:

- > Bonds were refunded in 2021 with a net present value saving of 8.83% and annual cash flow savings of approximately \$28,000. This reduced the debt assessment for the remaining term of the bonds.
- > FY25 Budget for Trash Disposal (a/c 53407) includes a more aggressive cleaning program of the vegetative booms on a more often and effective regular basis. Booms are floating ribbon-like structures that span the canal and extend approximately one foot both above and below the water's surface. Booms serve as a physical barrier, collecting the debris while allowing water to continue to flow unimpeded, but the debris must be removed periodically before it gets packed and blocks water flow.
- > Mowing and landscaping (a/c #53409) consists of two contracts which are each allowed annual extensions through FYE 9/30/27. The FY25 budget reflects the contractor's request for an increase of 7% in one contract and 8% in the other, along with additional service in Unit 2A.
- > Electricity expense (a/c #54301) increased due to rate increases.
- > Budget for Repair & Maint - Telemetry (a/c # 54610) includes inspections and possible upgrades for the 10 RTU's located within this unit at a cost estimate of \$5,000 per RTU.

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 rates shown above are cumulative.
- 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.

Debt Outstanding as of 9/30/24:

Description	Interest Rates	Outstanding	Final Maturity
Refunding Bonds - Series 2021	2.06%-2.61%	\$2,845,000	8/7/2033

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

Year Ending September 30,	Principal	Interest	Total
2025	\$285,000	\$58,607	\$343,607
2026	\$295,000	\$52,736	\$347,736
2027	\$300,000	\$46,659	\$346,659
2028	\$305,000	\$40,479	\$345,479
2029	\$315,000	\$34,196	\$349,196
THEREAFTER	\$1,345,000	\$70,246	\$1,415,246

UNIT 2A - MACARTHUR UNIT

Total	<u>\$2,845,000</u>	<u>\$302,923</u>	<u>\$3,147,923</u>
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UNIT 2C - ALTON

Fund Name:	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	356,806	412,811	412,812	467,356	445,305
31903 Delinquent Taxes - Prior Year	476	-	-	-	-
	357,282	412,811	412,812	467,356	445,305
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(1,622)	(3,930)	(3,958)	(4,448)	(4,238)
54903 TAX DISCOUNT	(13,028)	(15,877)	(15,560)	(17,975)	(17,127)
	(14,650)	(19,807)	(19,518)	(22,423)	(21,365)
Other					
32900 PERMIT FEES	1,750	-	1,250	-	-
32901 PLAT FEES	250	-	-	-	-
36110 INTEREST EARNINGS	15,606	-	24,520	-	-
36132 INTEREST EARNINGS-TAXES	283	-	458	-	-
	17,889	-	26,228	-	-
TOTAL REVENUES	360,521	393,004	419,522	444,933	423,940
EXPENSES					
Personnel Services					
59117 Personnel Services	79,306	81,205	96,607	94,050	96,872
	79,306	81,205	96,607	94,050	96,872
Contractual Services					
53101 ENGINEERING FEES	-	5,000	360	1,000	1,000
53109 LEGAL SERVICES	4,704	2,500	112	1,000	1,000
53115 FINANCIAL CONS./ADVISOR	219	400	200	400	400
53201 AUDITORS SERVICES	1,269	1,456	1,456	1,456	1,456
53403 CHEMICAL WEED CONTROL	1,586	1,650	1,650	1,716	1,716
53407 TRASH DISPOSAL	-	1,000	-	1,000	1,000
53409 MOWING AND LANDSCAPING	3,330	3,596	6,396	8,420	8,420
53413 PRESERVE/EXOTIC MAINT	116,895	146,395	90,326	169,490	169,490
57301 TRUSTEE FEES	1,500	1,550	2,525	2,500	2,500
59126 Insurance	6,585	8,644	9,127	11,212	11,884
	136,088	172,191	112,152	198,194	198,866
Utilities					
54301 ELECTRICITY	354	410	-	437	450
	354	410	-	437	450
Repairs & Maintenance					
54601 REPAIR & MAINT-AERATORS	-	29,040	20,142	48,875	48,875
54608 REPAIR & MAINT - GENERAL	3,950	10,000	25	10,000	10,000
54610 REPAIR & MAINT-TELEMETRY	840	5,000	102	10,000	10,000
54611 REPAIR & MAINT-ROADS	-	10,000	20,385	10,000	10,000
54613 REPAIR & MAINT-CULVERTS	-	30,000	-	30,000	30,000
54623 R & M WATER STRUCTURES	-	2,000	-	2,000	2,000

UNIT 2C

ALTON

UNIT 2C - ALTON

Fund Name:	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
UNIT 2C - MAINT FUND					
54624 R&M-PRESERVE STRUCTURES/INLETS	-	-	-	5,000	5,000
	4,790	86,040	40,654	115,875	115,875
Capital Outlay					
56301 IMPRVMENTS OTHER THAN BLDG	-	40,000	-	-	-
56401 MACHINERY & EQUIPMENT	-	23,000	16,796	24,500	-
	-	63,000	16,796	24,500	-
Other					
59110 ADMINISTRAT TRANSFER OUT	7,162	7,618	4,415	8,907	8,907
59111 OPERATIONS TRANSFER OUT	2,388	2,540	1,472	2,970	2,970
99999 Add'l cash required/(available) for budget	133,678	(20,000)	-	-	-
	143,228	(9,842)	5,887	11,877	11,877
TOTAL EXPENSES	363,766	393,004	272,096	444,933	423,940
Fund Name:	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
UNIT 2C - DEBT FUND					
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	5,600,175	5,598,883	5,598,883	5,018,373	5,059,252
31903 Delinquent Taxes - Prior Year	6,568	-	-	-	-
	5,606,743	5,598,883	5,598,883	5,018,373	5,059,252
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(25,463)	(53,312)	(53,679)	(47,783)	(48,173)
54903 TAX DISCOUNT	(204,361)	(215,333)	(211,004)	(193,007)	(194,579)
	(229,824)	(268,645)	(264,683)	(240,790)	(242,752)
Other					
36110 INTEREST EARNINGS	342,494	-	414,609	-	-
36111 Net (incr) decr - fv of inves	47,469	-	5,288	-	-
36132 INTEREST EARNINGS-TAXES	4,545	-	6,214	-	-
	394,508	-	426,111	-	-
TOTAL REVENUES	5,771,427	5,330,238	5,760,311	4,777,583	4,816,500
EXPENSES					
Debt Service					
57101 DEBT SERVICE-PRINCIPAL	1,680,000	1,760,000	3,583,100	1,820,000	1,805,000
57201 DEBT SERVICE-INTEREST	3,719,300	3,646,200	1,823,100	3,016,143	3,011,500
	5,399,300	5,406,200	5,406,200	4,836,143	4,816,500
Other					
99999 Add'l cash required/(available) for budget	423,053	(75,962)	-	(58,560)	-
	423,053	(75,962)	-	(58,560)	-
TOTAL EXPENSES	5,822,353	5,330,238	5,406,200	4,777,583	4,816,500

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>9/30/25</u>	<u>9/30/24</u>	<u>\$</u>	<u>%</u>	<u>9/30/25</u>	<u>9/30/24</u>
Cmty Only - Apt (per acre) - Maint	\$1,133.82	\$1,001.49				
Cmty Only - Apt (per acre) - Debt	\$10,025.68	\$11,185.41				
Total	\$11,159.50	\$12,186.90	(\$1,027.40)	-8%	13	13
Cmty Only - Apt (per computed acre) - Mai	\$78.44	\$69.77				
Cmty Only - Apt (per computed acre) - De	\$61.82	\$62.36				
Total	\$140.26	\$132.13	\$8.13	6%	13	13
Cmty Only - Bio A (per acre) - Maint	\$892.90	\$788.69				
Cmty Only - Bio A (per acre) - Debt	\$9,671.70	\$10,790.49				
Total	\$10,564.60	\$11,579.18	(\$1,014.58)	-9%	70	70
Cmty Only - Bio A (per computed acre) - M	\$78.44	\$69.77				
Cmty Only - Bio A (per computed acre) - D	\$61.82	\$62.36				
Total	\$140.26	\$132.13	\$8.13	6%	70	70
Cmty Only - Bio B (per acre) - Maint	\$1,136.02	\$1,003.44				
Cmty Only - Bio B (per acre) - Debt	\$12,305.15	\$13,728.57				
Total	\$13,441.17	\$14,732.01	(\$1,290.84)	-9%	7	7
Cmty Only - Bio B (per computed acre) - M	\$78.44	\$69.77				
Cmty Only - Bio B (per computed acre) - D	\$61.82	\$62.36				
Total	\$140.26	\$132.13	\$8.13	6%	7	7
Cmty Only - Com/Rtl (per acre) - Maint	\$943.53	\$833.41				
Cmty Only - Com/Rtl (per acre) - Debt	\$10,220.12	\$11,402.35				
Total	\$11,163.65	\$12,235.76	(\$1,072.11)	-9%	39	39
Cmty Only - Com/Rtl (per computed acre)	\$78.44	\$69.77				
Cmty Only - Com/Rtl (per computed acre)	\$61.82	\$62.36				
Total	\$140.26	\$132.13	\$8.13	6%	43	43
Cmty Only - Office (per acre) - Maint	\$1,313.49	\$1,160.19				
Cmty Only - Office (per acre) - Debt	\$14,227.42	\$15,873.21				
Total	\$15,540.91	\$17,033.40	(\$1,492.49)	-9%	26	26
Cmty Only - Office (per computed acre) -	\$78.44	\$69.77				
Cmty Only - Office (per computed acre) -	\$61.82	\$62.36				
Total	\$140.26	\$132.13	\$8.13	6%	26	26
Cmty Only - Utility (per acre) - Maint	\$304.29	\$268.78				
Cmty Only - Utility (per acre) - Debt	\$3,296.04	\$3,677.32				

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>9/30/25</u>	<u>9/30/24</u>	<u>\$</u>	<u>%</u>	<u>9/30/25</u>	<u>9/30/24</u>
Total	\$3,600.33	\$3,946.10	(\$345.77)	-9%	5	5
Cmty Only - Utility (per computed acre) -	\$78.44	\$69.77				
Cmty Only - Utility (per computed acre) - D	\$61.82	\$62.36				
Total	\$140.26	\$132.13	\$8.13	6%	5	5
Par C -SF – Res (per acre) - Maint	\$782.13	\$690.85				
Par C -SF – Res (per acre) - Debt	\$8,471.91	\$9,451.91				
Total	\$9,254.04	\$10,142.76	(\$888.72)	-9%	30	30
Par C -SF – Res (per lot) - Maint	\$176.77	\$156.62				
Par C -SF – Res (per lot) - Debt	\$1,126.89	\$1,250.63				
Total	\$1,303.66	\$1,407.25	(\$103.59)	-7%	217	217
Par C -TH – Res (per acre) - Maint	\$1,563.06	\$1,380.63				
Par C -TH – Res (per acre) - Debt	\$16,930.71	\$18,889.20				
Total	\$18,493.77	\$20,269.83	(\$1,776.06)	-9%	6	6
Par C -TH – Res (per unit) - Maint	\$109.31	\$97.04				
Par C -TH – Res (per unit) - Debt	\$396.23	\$435.45				
Total	\$505.54	\$532.49	(\$26.95)	-5%	143	143
Par D -SF – Res (per acre) - Maint	\$782.13	\$690.85				
Par D -SF – Res (per acre) - Debt	\$8,471.91	\$9,451.91				
Total	\$9,254.04	\$10,142.76	(\$888.72)	-9%	16	16
Par D -SF – Res (per lot) - Maint	\$167.88	\$148.77				
Par D -SF – Res (per lot) - Debt	\$1,030.63	\$1,143.24				
Total	\$1,198.51	\$1,292.01	(\$93.50)	-7%	117	117
Par E -SF – Res (per acre) - Maint	\$782.13	\$690.85				
Par E -SF – Res (per acre) - Debt	\$8,471.91	\$9,451.91				
Total	\$9,254.04	\$10,142.76	(\$888.72)	-9%	29	29
Par E -SF – Res (per lot) - Maint	\$167.81	\$148.71				
Par E -SF – Res (per lot) - Debt	\$1,029.80	\$1,142.32				
Total	\$1,197.61	\$1,291.03	(\$93.42)	-7%	199	199
Par F -TH – Res (per acre) - Maint	\$1,563.06	\$1,380.63				
Par F -TH – Res (per acre) - Debt	\$16,930.71	\$18,889.20				
Total	\$18,493.77	\$20,269.83	(\$1,776.06)	-9%	10	10
Par F -TH – Res (per unit) - Maint	\$140.27	\$124.38				

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>9/30/25</u>	<u>9/30/24</u>	<u>\$</u>	<u>%</u>	<u>9/30/25</u>	<u>9/30/24</u>
Par F -TH – Res (per unit) - Debt	\$672.09	\$743.23				
Total	\$812.36	\$867.61	(\$55.25)	-6%	255	255
Par G -SF – Res (per acre) - Maint	\$782.13	\$690.85				
Par G -SF – Res (per acre) - Debt	\$8,471.91	\$9,451.91				
Total	\$9,254.04	\$10,142.76	(\$888.72)	-9%	77	77
Par G -SF – Res (per lot) - Maint	\$180.09	\$159.55				
Par G -SF – Res (per lot) - Debt	\$1,162.85	\$1,290.75				
Total	\$1,342.94	\$1,450.30	(\$107.36)	-7%	458	458
Undifferentiated Blended Rate (per acre) -	\$1,681.68	\$1,467.85				
Undifferentiated Blended Rate (per acre) -	\$18,216.28	\$20,081.33				
Total	\$19,897.96	\$21,549.18	(\$1,651.22)	-8%	29	30
Undifferentiated Blended Rate (per comp	\$78.44	\$69.77				
Undifferentiated Blended Rate (per comp	\$61.82	\$62.36				
Total	\$140.26	\$132.13	\$8.13	6%	29	31

Budget Highlights:

- > Northern's assessments are levied upon land within Alton according to specified land use classifications as follows: 1) Apartments, 2) Biotech A, 3) Biotech B, 4) Commercial/Retail, 5) Hotel, 6) Office, 7) Utility, 8) Parcel C - Single Family, 9) Parcel C - Townhomes, 10) Parcel D - Single Family, 11) Parcel E - Single Family, 12) Parcel F - Townhomes, 13) Parcel G - Single Family. Parcels classified as "Undifferentiated Blended" represent the Par A Hospital site, and are taxed a blended rate for the Biotech B, Office, and Hotel land use classifications.
- > Below is the calculated total of Northern's proposed FY 9/30/25 total assessment rates as applied to residential properties: Parcel C - SF: Acreage ranges from 0.1194 to 0.2211. Total assessment ranges from \$2,408.59 to \$3,349.73. Parcel C - TH: Acreage ranges from 0.0416 to 0.0463. Total assessment ranges from \$1,274.88 to \$1,361.80. Parcel D - SF: Acreage ranges from 0.116 to 0.242. Total assessment ranges from \$2,271.98 to \$3,437.99. Parcel E - SF: Acreage ranges from 0.119 to 0.344. Total assessment ranges from \$2,298.84 to \$4,381.00. Parcel F - TH: Acreage ranges from 0.039 to 0.044. Total assessment ranges from \$1,533.62 to \$1,626.09. Parcel G - SF: Acreage ranges from 0.1061 to 0.3194. Total assessment ranges from \$2,324.79 to \$4,298.68.
- > The 2C Series 2014 Bond refunding was successfully completed in August 2024, and resulted in cash flow savings approximating \$600,000 each year through the final maturity of the bonds.
- > Chemical Weed Control (a/c 53403) contract allows for annual extensions through FYE 9/30/25. The FY25 budget reflects a 4% increase with the renewal for FY25 due to the contractor's request for an increase.
- > Mowing and landscaping (a/c #53409) contract allows for annual extensions through FYE 9/30/27. The FY25 budget reflects a 8% increase with the renewal for FY25 due to the contractor's request for an increase, along with additional service in Unit 2C.
- > Preserve maintenance (a/c #53413) contract allows annual extensions through FYE 9/30/28. The FY25 budget reflects a 3% increase with the renewal for FY25 due to the contractor's request for an increase. In addition to the 3% price increase, in response to landowner requests for a higher service level, the FY25 budget reflects 6 additional days of crew work over the prior year. Lastly, the FY25 budget includes the addition of \$5,200 for quarterly weed control on the crush concrete trail.
- > Electricity expense (a/c #54301) increased due to rate increases.
- > FY25 budget includes \$24,500 for 1 new aerator in Machinery & Equipment (a/c# 56401). The FY24 budget also included 1 new aerator.

Budget Notes:

UNIT 2C - ALTON

- 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. The rates shown above are cumulative.
- 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.
- The District owns the parks within the development of Alton, but the Alton POA is responsible for their maintenance as part of a high level maintenance agreement with District.
- The District owns the aerators within the development of Alton and is responsible for aerator repairs; however, the Alton POA is responsible for the aerators' electricity as part of a high level maintenance agreement with District.

Improvements Maintained:

Northern maintains the following Improvements in Unit No. 2C, Alton: Preserves; Internal Roadways; Culverts; 2 RTU Sites, 3 Fixed Weirs; 4 aerators.

Debt Outstanding as of 9/30/24:

Description	Interest Rates	Outstanding	Final Maturity
Water Control and Improvement Bonds - Series 2017	3.25%-5.00%	\$20,645,000	8/1/2046
Water Cntrl and Impr Refunding Bonds - Series 2024	4.00%-5.00%	\$45,600,000	8/1/2046
Total outstanding		<u>\$66,245,000</u>	

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

Year Ending September 30,	Principal	Interest	Total
2025	\$1,820,000	\$3,016,143	\$4,836,143
2026	\$1,805,000	\$3,011,500	\$4,816,500
2027	\$1,885,000	\$2,926,900	\$4,811,900
2028	\$1,980,000	\$2,838,500	\$4,818,500
2029	\$2,090,000	\$2,739,500	\$4,829,500
THEREAFTER	\$56,665,000	\$25,901,800	\$82,566,800
Total	<u>\$66,245,000</u>	<u>\$40,434,343</u>	<u>\$106,679,343</u>

UNIT 3 - HORSESHOE ACRES/SQUARE LAKE

Fund Name:	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	348,370	380,735	379,324	450,534	521,004
31901 AGREEMENT ASSESSMENTS	19,527	7,205	7,205	8,526	9,860
31903 Delinquent Taxes - Prior Year	(687)	-	-	-	-
	367,210	387,940	386,529	459,060	530,864
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(1,576)	(3,614)	(3,608)	(4,872)	(5,634)
54903 TAX DISCOUNT	(12,866)	(14,643)	(14,055)	(17,328)	(20,038)
54904 UNIQUE ASSMTS DISCOUNT	-	(346)	-	181	209
	(14,442)	(18,603)	(17,663)	(22,019)	(25,463)
Other					
32900 PERMIT FEES	250	-	1,000	-	-
32901 PLAT FEES	250	-	-	-	-
36110 INTEREST EARNINGS	13,710	-	18,477	-	-
36132 INTEREST EARNINGS-TAXES	(544)	-	538	-	-
36600 CONTRIBUTIONS-LANDOWNERS	11,430	11,556	10,256	12,307	14,232
	25,096	11,556	30,271	12,307	14,232
TOTAL REVENUES	377,864	380,893	399,137	449,348	519,633
EXPENSES					
Personnel Services					
59117 Personnel Services	60,952	78,610	50,634	79,511	81,896
	60,952	78,610	50,634	79,511	81,896
Contractual Services					
53101 ENGINEERING FEES	2,390	10,000	10,205	26,000	26,000
53109 LEGAL SERVICES	812	1,000	812	1,000	1,000
53201 AUDITORS SERVICES	1,127	1,293	1,293	1,293	1,293
53403 CHEMICAL WEED CONTROL	30,769	32,923	32,923	34,569	34,569
53407 TRASH DISPOSAL	4,400	30,000	30,000	50,000	50,000
53409 MOWING AND LANDSCAPING	41,632	45,322	45,253	48,472	48,472
53413 PRESERVE/EXOTIC MAINT	706	-	-	-	-
59126 Insurance	6,808	7,570	7,993	7,950	8,427
	88,644	128,108	128,479	169,284	169,761
Utilities					
54301 ELECTRICITY	7,471	1,050	7,605	12,736	13,118
	7,471	1,050	7,605	12,736	13,118
Repairs & Maintenance					
54601 REPAIR & MAINT-AERATORS	2,827	14,634	6,515	21,160	21,160
54604 REPAIR & MAINT-CANAL/LAKE	23,760	68,360	67,910	158,960	150,000
54608 REPAIR & MAINT - GENERAL	6,730	6,000	2,930	6,000	6,000
54610 REPAIR & MAINT-TELEMTRY	2,572	5,000	153	10,000	10,000
54613 REPAIR & MAINT-CULVERTS	-	3,500	-	2,000	2,000

UNIT 3

HORSESHOE ACRES/SQUARE LAKE

UNIT 3 - HORSESHOE ACRES/SQUARE LAKE

Fund Name:	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
UNIT 3 - MAINTENANCE FUND					
54614 REPAIR & MAINT - GATE	450	3,000	2,150	1,500	1,500
54617 Repairs & Maint - Catch Basins	-	3,000	-	3,000	3,000
54622 REPAIR & MAINT- RTU GATES	-	4,000	-	-	-
54623 R & M WATER STRUCTURES	-	8,000	165	8,000	8,000
	36,339	115,494	79,823	210,620	201,660
Capital Outlay					
56301 IMPRVMNTS OTHER THAN BLDG	5,150	-	-	14,500	5,000
56304 GIS	3,741	3,558	3,683	3,680	3,680
56401 MACHINERY & EQUIPMENT	82,412	46,000	50,283	24,500	-
	91,303	49,558	53,966	42,680	8,680
Other					
59110 ADMINISTRAT TRANSFER OUT	22,420	23,845	13,820	27,881	27,881
59111 OPERATIONS TRANSFER OUT	13,378	14,228	8,246	16,636	16,636
99999 Add'l cash required/(available) for budget	60,509	(30,000)	-	(110,000)	-
	96,307	8,073	22,066	(65,483)	44,517
TOTAL EXPENSES	381,016	380,893	342,573	449,348	519,632

	<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>9/30/25</u>	<u>9/30/24</u>	<u>\$</u>	<u>%</u>	<u>9/30/25</u>	<u>9/30/24</u>
ALL NON EXEMPT PARCELS - Maint	\$167.05	\$141.17	\$25.88	18%	2,748	2,748

Budget Highlights:

- > Budget for Engineering (a/c #53101) is comprised primarily of surveying canal property interests.
- > Chemical Weed Control (a/c 53403) contract allows for annual extensions through FYE 9/30/25. The FY25 budget reflects a 5% increase with the renewal for FY25 due to the contractor's request for an increase.
- > Trash Disposal (a/c 53407) increase is attributable to more aggressive cleaning of the vegetative booms more often and more effectively on a regular basis. Booms are floating ribbon-like structures that span the canal and extend approximately one foot both above and below the water's surface. Booms serve as a physical barrier, collecting the debris while allowing water to continue to flow unimpeded, but the debris must be removed periodically before it gets packed.
- > Mowing and landscaping (a/c #53409) contract allows for annual extensions through FYE 9/30/27. The FY25 budget reflects a 7% increase with the renewal for FY25 due to the contractor's request for an increase.
- > Electricity expense (a/c #54301) increased as a result of new aerator installations, increases to rates, and converting older aerators from HOA FPL accounts to Northern FPL accounts.
- > FY25 budget for Repair & Maint - Canal/Lake (a/c #54604) includes \$50,000 for one-time clean of EPB-6, and \$40,000 for vertical cut off of the canal north side.
- > FY25 budget for Improvements Other than Building (a/c #56301) includes new access gate at Garden Rd EPB-6.
- > FY25 budget includes \$24,500 for 1 new aerator in Machinery & Equipment (a/c# 56401). The FY24 budget included 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.
- Part of this unit is overlapped by Unit 3A.

UNIT 3 - HORSESHOE ACRES/SQUARE LAKE

- 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. 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.
- Contractual services in account 53409 Mowing and Landscaping also includes east bank canal mowing that is reimbursed to the District by the Steeplechase Safe Neighborhood Association (SSNA) pursuant to agreement. The reimbursement is reflected in other revenues account 36600 Contributions - Landowners.

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; 6 Aerators

UNIT 3A - WOODBINE

Fund Name:	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	237,063	292,673	292,673	325,412	291,602
	237,063	292,673	292,673	325,412	291,602
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(1,077)	(2,788)	(2,785)	(3,098)	(2,776)
54903 TAX DISCOUNT	(8,717)	(11,256)	(11,006)	(12,515)	(11,215)
	(9,794)	(14,044)	(13,791)	(15,613)	(13,991)
Other					
36110 INTEREST EARNINGS	12,103	-	17,950	-	-
36132 INTEREST EARNINGS-TAXES	246	-	374	-	-
	12,349	-	18,324	-	-
TOTAL REVENUES	239,618	278,629	297,206	309,799	277,611
EXPENSES					
Personnel Services					
59117 Personnel Services	44,711	54,865	35,248	55,241	56,898
	44,711	54,865	35,248	55,241	56,898
Contractual Services					
53101 ENGINEERING FEES	-	10,000	-	1,000	1,000
53109 LEGAL SERVICES	638	1,500	1,479	1,500	1,500
53115 FINANCIAL CONS./ADVISOR	109	200	100	200	200
53201 AUDITORS SERVICES	1,152	1,321	1,321	1,321	1,321
53403 CHEMICAL WEED CONTROL	8,852	9,471	9,471	9,945	9,945
53407 TRASH DISPOSAL	-	500	-	500	500
57301 TRUSTEE FEES	500	525	1,275	1,250	1,250
59126 Insurance	880	879	928	1,061	1,124
	12,131	24,396	14,574	16,777	16,840
Utilities					
54301 ELECTRICITY	31,329	33,090	23,141	36,414	37,506
	31,329	33,090	23,141	36,414	37,506
Repairs & Maintenance					
54601 REPAIR & MAINT-AERATORS	18,938	41,085	25,261	53,675	53,675
54604 REPAIR & MAINT-CANAL/LAKE	-	1,000	-	1,000	1,000
54608 REPAIR & MAINT - GENERAL	-	3,000	-	3,000	3,000
54611 REPAIR & MAINT-ROADS	-	23,000	-	23,000	23,000
54613 REPAIR & MAINT-CULVERTS	-	80,000	-	160,000	3,500
54617 Repairs & Maint - Catch Basins	-	10,000	-	30,000	30,000
54618 R&M-AERATOR REFURBISHMENTS	11,643	14,000	-	14,500	14,500
54621 REPAIR & MAINT- STREET SWEEP	18,354	19,272	18,776	20,246	20,246
	48,935	191,357	44,037	305,421	148,921
Capital Outlay					

UNIT 3A - WOODBINE

Fund Name:	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
UNIT 3A - MAINTENANCE FUND					
56401 MACHINERY & EQUIPMENT	-	23,000	-	24,500	-
	-	23,000	-	24,500	-
Other					
59110 ADMINISTRAT TRANSFER OUT	9,441	10,041	5,820	11,740	11,740
59111 OPERATIONS TRANSFER OUT	4,588	4,880	2,828	5,706	5,706
99999 Add'l cash required/(available) for budget	90,638	(63,000)	-	(146,000)	-
	104,667	(48,079)	8,648	(128,554)	17,446
TOTAL EXPENSES	241,773	278,629	125,648	309,799	277,611

Fund Name:	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
UNIT 3A - DEBT FUND					
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	431,444	424,381	424,381	414,684	443,191
	431,444	424,381	424,381	414,684	443,191
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(1,961)	(4,040)	(4,039)	(3,949)	(4,221)
54903 TAX DISCOUNT	(15,864)	(16,322)	(15,963)	(15,949)	(17,045)
	(17,825)	(20,362)	(20,002)	(19,898)	(21,266)
Other					
36110 INTEREST EARNINGS	8,879	-	9,838	-	-
36132 INTEREST EARNINGS-TAXES	433	-	542	-	-
	9,312	-	10,380	-	-
TOTAL REVENUES	422,931	404,019	414,759	394,786	421,925

EXPENSES

Debt Service					
57101 DEBT SERVICE-PRINCIPAL	325,000	340,000	379,775	360,000	380,000
57201 DEBT SERVICE-INTEREST	97,019	79,550	39,775	61,275	41,925
	422,019	419,550	419,550	421,275	421,925
Other					
99999 Add'l cash required/(available) for budget	4,835	(15,531)	-	(26,489)	-
	4,835	(15,531)	-	(26,489)	-
TOTAL EXPENSES	426,854	404,019	419,550	394,786	421,925

	<u>Tax per Assessable Unit</u>				<u>Number of Assessable Units</u>	
	<u>FYE 9/30/25</u>	<u>FYE 9/30/24</u>	<u>Incr/(Decr)</u>		<u>FYE 9/30/25</u>	<u>FYE 9/30/24</u>
			\$	%		
APTS & COMMERCIAL - Maint	\$2,913.00	\$2,610.85				
APTS & COMMERCIAL - Debt	\$3,499.25	\$3,581.09				

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>9/30/25</u>	<u>9/30/24</u>	<u>\$</u>	<u>%</u>	<u>9/30/25</u>	<u>9/30/24</u>
Total	\$6,412.25	\$6,191.94	\$220.31	4%	24	24
PAR A - Maint	\$555.74	\$490.76				
PAR A - Debt	\$495.33	\$506.91				
Total	\$1,051.07	\$997.67	\$53.40	5%	74	74
PAR B - Maint	\$534.93	\$472.03				
PAR B - Debt	\$468.80	\$479.76				
Total	\$1,003.73	\$951.79	\$51.94	5%	86	86
PAR C - Maint	\$516.80	\$455.73				
PAR C - Debt	\$445.69	\$456.12				
Total	\$962.49	\$911.85	\$50.64	6%	88	88
PAR D, PLAT 1 - Maint	\$558.33	\$493.08				
PAR D, PLAT 1 - Debt	\$498.62	\$510.28				
Total	\$1,056.95	\$1,003.36	\$53.59	5%	71	71
PAR D, PLAT 2 - Maint	\$517.48	\$456.35				
PAR D, PLAT 2 - Debt	\$446.57	\$457.01				
Total	\$964.05	\$913.36	\$50.69	6%	15	15
PAR E - Maint	\$546.49	\$482.43				
PAR E - Debt	\$483.53	\$494.84				
Total	\$1,030.02	\$977.27	\$52.75	5%	114	114
PAR F - Maint	\$306.66	\$266.74				
PAR F - Debt	\$177.91	\$182.07				
Total	\$484.57	\$448.81	\$35.76	8%	136	136
PAR G - Maint	\$587.69	\$519.49				
PAR G - Debt	\$536.04	\$548.58				
Total	\$1,123.73	\$1,068.07	\$55.66	5%	40	40
PAR H - Maint	\$604.64	\$534.73				
PAR H - Debt	\$557.63	\$570.67				
Total	\$1,162.27	\$1,105.40	\$56.87	5%	54	54
PAR J - Maint	\$413.98	\$363.26				
PAR J - Debt	\$314.68	\$322.03				
Total	\$728.66	\$685.29	\$43.37	6%	132	132

Budget Highlights:

UNIT 3A - WOODBINE

- > Chemical Weed Control (a/c 53403) contract allows for annual extensions through FYE 9/30/25. The FY25 budget reflects a 5% increase with the renewal for FY25 due to the contractor's request for an increase.
- > Electricity expense (a/c #54301) increased as a result of a new aerator installation as well as increases to rates.
- > FY25 budget for Repair & Maintenance- Culverts (a/c #54613) includes \$160,000 for heavy cleaning of nine interconnect culverts. This includes a rollover of \$80,000 in this account that was budgeted in FY24, but not completed.
- > FY25 budget includes \$24,500 for 1 new aerator in Machinery & Equipment (a/c# 56401). The FY24 budget also included 1 new aerator.
- > Using 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.
- Because this unit overlaps Unit 3, the Unit 3 budget and tax rates are also applicable. The rates shown above are cumulative.
- 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; 15 Aerators.

Debt Outstanding as of 9/30/24:

Description	Interest Rates	Outstanding	Final Maturity
Water Cntrl & Impr Refunding Bonds - Taxable Series 2004B	5.375%	\$1,140,000	8/1/2027

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

Year Ending September 30,	Principal	Interest	Total
2025	\$360,000	\$61,275	\$421,275
2026	\$380,000	\$41,925	\$421,925
2027	\$400,000	\$21,500	\$421,500
Total	\$1,140,000	\$124,700	\$1,264,700

UNIT 4 - WEST OF VILLAGES OF PALM BEACH LAKES

Fund Name:	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	559,940	611,241	610,170	605,207	566,493
31901 AGREEMENT ASSESSMENTS	15,767	17,187	17,187	17,023	15,934
31903 Delinquent Taxes - Prior Year	1,325	-	-	-	-
	577,032	628,428	627,357	622,230	582,427
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(2,517)	(5,818)	(5,756)	(5,802)	(5,431)
54903 TAX DISCOUNT	(19,982)	(23,508)	(21,609)	(23,276)	(21,787)
54904 UNIQUE ASSMTS DISCOUNT	(558)	(825)	(637)	(817)	(765)
	(23,057)	(30,151)	(28,002)	(29,895)	(27,983)
Other					
32900 PERMIT FEES	1,250	-	750	-	-
32901 PLAT FEES	500	-	-	-	-
36110 INTEREST EARNINGS	25,061	-	33,041	-	-
36132 INTEREST EARNINGS-TAXES	857	-	1,089	-	-
	27,668	-	34,880	-	-
TOTAL REVENUES	581,643	598,277	634,235	592,335	554,444
EXPENSES					
Personnel Services					
59117 Personnel Services	70,058	77,999	52,029	82,683	85,163
	70,058	77,999	52,029	82,683	85,163
Contractual Services					
53101 ENGINEERING FEES	1,850	5,000	-	10,000	10,000
53109 LEGAL SERVICES	-	500	-	500	500
53201 AUDITORS SERVICES	1,881	2,158	2,158	2,158	2,158
53403 CHEMICAL WEED CONTROL	18,634	19,938	19,938	20,935	20,935
53407 TRASH DISPOSAL	350	1,000	-	15,000	15,000
53409 MOWING AND LANDSCAPING	18,180	19,461	19,461	20,832	20,832
59126 Insurance	17,198	19,027	20,091	19,143	20,291
	58,093	67,084	61,648	88,568	89,716
Utilities					
54301 ELECTRICITY	52,379	54,590	48,683	66,029	68,010
	52,379	54,590	48,683	66,029	68,010
Repairs & Maintenance					
54601 REPAIR & MAINT-AERATORS	69,021	99,621	60,154	111,090	111,090
54604 REPAIR & MAINT-CANAL/LAKE	3,560	17,500	21,222	5,000	5,000
54608 REPAIR & MAINT - GENERAL	3,900	4,000	372	4,000	4,000
54610 REPAIR & MAINT-TELEMETRY	10,135	5,000	153	15,000	15,000
54613 REPAIR & MAINT-CULVERTS	2,950	300,000	-	300,000	30,000
54614 REPAIR & MAINT - GATE	-	3,000	-	500	500
54618 R&M-AERATOR REFURBISHMENTS	-	14,000	12,164	14,500	14,500

UNIT 4

UNIT 4 - WEST OF VILLAGES OF PALM BEACH LAKES

Fund Name:	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
UNIT 4 - MAINTENANCE FUND					
54622 REPAIR & MAINT- RTU GATES	-	6,000	-	-	-
54623 R & M WATER STRUCTURES	-	10,000	-	10,000	10,000
	89,566	459,121	94,065	460,090	190,090
Capital Outlay					
56301 IMPRVMNTS OTHER THAN BLDG	13,500	-	7,800	-	-
56304 GIS	10,963	9,896	9,896	11,787	11,787
56401 MACHINERY & EQUIPMENT	62,390	69,000	64,152	73,500	-
	86,853	78,896	81,848	85,287	11,787
Other					
59110 ADMINISTRAT TRANSFER OUT	67,444	71,732	41,574	83,873	83,873
59111 OPERATIONS TRANSFER OUT	20,751	22,070	12,791	25,805	25,805
99999 Add'l cash required/(available) for budget	141,533	(233,215)	-	(300,000)	-
	229,728	(139,413)	54,365	(190,322)	109,678
TOTAL EXPENSES	586,677	598,277	392,638	592,335	554,444

	<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>9/30/25</u>	<u>9/30/24</u>	<u>\$</u>	<u>%</u>	<u>9/30/25</u>	<u>9/30/24</u>
ALL NON EXEMPT PARCELS - Maint	\$70.71	\$71.39	(\$0.68)	-1%	8,800	8,803

Budget Highlights:

- > Budget for Engineering (a/c #53101) includes surveying property interest for culvert work.
- > Chemical Weed Control (a/c 53403) contract allows for annual extensions through FYE 9/30/25. The FY25 budget reflects a 5% increase with the renewal for FY25 due to the contractor's request for an increase.
- > Trash Disposal (a/c 53407) increase is attributable to more aggressive cleaning of the vegetative booms more often and more effectively on a regular basis. Booms are floating ribbon-like structures that span the canal and extend approximately one foot both above and below the water's surface. Booms serve as a physical barrier, collecting the debris while allowing water to continue to flow unimpeded, but the debris must be removed periodically before it gets packed.
- > Mowing and landscaping (a/c #53409) consists of two contracts which are each allowed annual extensions through FYE 9/30/27. The FY25 budget reflects the contractor's request for an increase of 7% in one contract and 8% in the other.
- > Electricity expense (a/c #54301) increased as a result of new aerator installations as well as increases to rates.
- > Budget for Repair & Maint - Telemetry (a/c # 54610) includes inspections and possible upgrades for the 3 RTU's located within this unit at a cost estimate of \$5,000 per RTU.
- > FY25 budget included Repair & Maintenance- Culverts (a/c #54613) funding of repair and replacements needed to the cuvert/control structure system. This was budgeted in FY24, but not completed, so the budget is being carried forward.
- > FY25 budget includes \$73,500 for 3 new aerators in Machinery & Equipment (a/c# 56401). The FY24 budget also included 3 new aerators.
- > Using 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.

UNIT 4 - WEST OF VILLAGES OF PALM BEACH LAKES

- 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; 39 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: UNIT 5 - MAINTENANCE FUND	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	520,645	605,317	605,243	536,609	539,064
31901 AGREEMENT ASSESSMENTS	3,135	3,644	3,644	3,231	3,246
31903 Delinquent Taxes - Prior Year	113	-	-	-	-
	523,893	608,961	608,887	539,840	542,310
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(2,359)	(5,735)	(5,759)	(5,122)	(5,145)
54903 TAX DISCOUNT	(19,511)	(23,281)	(22,518)	(20,638)	(20,732)
54904 UNIQUE ASSMTS DISCOUNT	(125)	(175)	(146)	(155)	(156)
	(21,995)	(29,191)	(28,423)	(25,915)	(26,033)
Other					
36110 INTEREST EARNINGS	24,481	-	22,717	-	-
36132 INTEREST EARNINGS-TAXES	551	-	831	-	-
	25,032	-	23,548	-	-
TOTAL REVENUES	526,930	579,770	604,012	513,925	516,277
EXPENSES					
Personnel Services					
59117 Personnel Services	46,267	44,676	59,714	51,908	53,465
	46,267	44,676	59,714	51,908	53,465
Contractual Services					
53101 ENGINEERING FEES	175	1,000	-	1,000	1,000
53109 LEGAL SERVICES	-	500	377	500	500
53114 WATER QUALITY	4,492	4,492	4,492	4,492	4,492
53201 AUDITORS SERVICES	745	855	855	855	855
53403 CHEMICAL WEED CONTROL	10,068	10,470	10,470	10,889	10,889
53407 TRASH DISPOSAL	-	500	-	2,500	2,500
53409 MOWING AND LANDSCAPING	13,150	14,070	14,070	15,055	15,055
59126 Insurance	12,436	13,910	14,688	13,232	14,026
	41,066	45,797	44,952	48,523	49,317
Repairs & Maintenance					
54604 REPAIR & MAINT-CANAL/LAKE	9,150	25,000	5,600	10,000	10,000
54608 REPAIR & MAINT - GENERAL	-	2,000	-	2,000	2,000
54614 REPAIR & MAINT - GATE	-	500	-	500	500
	9,150	27,500	5,600	12,500	12,500
Capital Outlay					
56301 IMPRVMENTS OTHER THAN BLDG	14,600	-	-	-	-
56304 GIS	10,088	9,064	9,064	10,928	10,928
	24,688	9,064	9,064	10,928	10,928
Debt Service					
57101 DEBT SERVICE-PRINCIPAL	66,773	224,469	224,469	232,462	240,741

UNIT 5

HENRY ROLF / OKEECHOBEE CORRIDOR

UNIT 5 - HENRY ROLF / OKEECHOBEE CORRIDOR

Fund Name:	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
UNIT 5 - MAINTENANCE FUND					
57201 DEBT SERVICE-INTEREST	85,661	80,399	80,399	72,406	64,127
	152,434	304,868	304,868	304,868	304,868
Other					
59110 ADMINISTRAT TRANSFER OUT	65,750	69,930	40,530	81,766	81,766
59111 OPERATIONS TRANSFER OUT	2,759	2,935	1,701	3,432	3,432
59115 FUND EQUITY TRANSFER OUT	-	-	677,849	-	-
99999 Add'l cash required/(available) for budget	189,533	75,000	-	-	-
	258,042	147,865	720,080	85,198	85,198
TOTAL EXPENSES	531,647	579,770	1,144,278	513,925	516,276

	<u>Tax per Assessable Unit</u>				<u>Number of Assessable Units</u>	
	FYE	FYE	<u>Incr/(Decr)</u>		FYE	FYE
	9/30/25	9/30/24	\$	%	9/30/25	9/30/24
ALL NON EXEMPT PARCELS - Maint	\$66.15	\$74.62	(\$8.47)	-11%	8,161	8,161

Budget Highlights:

- > Chemical Weed Control (a/c 53403) contract allows for annual extensions through FYE 9/30/25. The FY25 budget reflects a 4% increase with the renewal for FY25 due to the contractor's request for an increase.
- > Mowing and landscaping (a/c #53409) contract allows for annual extensions through FYE 9/30/27. The FY25 budget reflects a 7% increase with the renewal for FY25 due to the contractor's request for an increase.
- > The 2022 loan totalling \$2,400,000 was for the Jog Road culvert project. The project includes cleaning the existing culvert, slip lining and restoration. The loan is payable over 10 years, with 3.53% interest rate. Debt service for the new loan is included the maintenance budget, but loan proceeds and expenditures are recorded separately in a Capital Projects Fund. FY23 Culvert Repairs & Maintenance (a/c #54613) included partial funding of these repairs using reserves, but it was determined the loan could cover all immediate costs and the reserve funds would for project costs exceeding the amount of the loan. A cost reimbursement grant has been awarded from the FDEP which will allow for a match up to \$1.5 mm.
- > The balance in Fund Equity Transfer Out (a/c 59115) represents the amount of the Jog Road culvert project being funded with maintenance fund reserves as opposed to loan proceeds. The funds were transferred to the project fund which accounts for all transactions related to this project.

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.

Debt Outstanding as of 9/30/24:

UNIT 5 - HENRY ROLF / OKEECHOBEE CORRIDOR

Description	Interest Rates	Outstanding	Final Maturity
2022 loan for culvert cleaning and restoration	3.53%	\$2,108,758	8/1/2032

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

Year Ending September 30,	Principal	Interest	Total
2025	\$232,462	\$72,406	\$304,868
2026	\$240,741	\$64,127	\$304,868
2027	\$249,314	\$55,554	\$304,868
2028	\$258,192	\$46,676	\$304,868
2029	\$267,387	\$37,481	\$304,868
THEREAFTER	\$860,662	\$53,942	\$914,604
Total	<u>\$2,108,758</u>	<u>\$330,186</u>	<u>\$2,438,944</u>

UNIT 5A - VISTA CENTER OF PALM BEACH

Fund Name: UNIT 5A - MAINTENANCE FUND	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	344,719	860,399	860,399	1,048,515	1,599,628
	344,719	860,399	860,399	1,048,515	1,599,628
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(1,569)	(8,195)	(8,212)	(9,983)	(15,230)
54903 TAX DISCOUNT	(13,278)	(33,091)	(32,705)	(40,326)	(61,522)
	(14,847)	(41,286)	(40,917)	(50,309)	(76,752)
Other					
32900 PERMIT FEES	500	-	500	-	-
36002 MISC REV - INS CLAIMS	8,770	-	-	-	-
36110 INTEREST EARNINGS	32,310	-	36,892	-	-
36132 INTEREST EARNINGS-TAXES	259	-	1,050	-	-
	41,839	-	38,442	-	-
TOTAL REVENUES	371,711	819,113	857,924	998,206	1,522,876
EXPENSES					
Personnel Services					
59117 Personnel Services	106,419	111,835	103,695	121,355	124,996
	106,419	111,835	103,695	121,355	124,996
Contractual Services					
53101 ENGINEERING FEES	8,459	19,000	494	10,000	10,000
53109 LEGAL SERVICES	2,001	2,000	4,186	2,000	2,000
53201 AUDITORS SERVICES	1,130	1,296	1,296	1,296	1,296
53402 MARSH MAINT-LITTORAL ZONE	6,528	18,779	673	22,693	22,693
53403 CHEMICAL WEED CONTROL	36,409	38,229	38,229	39,376	39,376
53407 TRASH DISPOSAL	-	500	-	500	500
59126 Insurance	780	934	986	1,207	1,279
	55,307	80,738	45,864	77,072	77,144
Utilities					
54301 ELECTRICITY	14,541	14,410	11,082	15,226	15,683
	14,541	14,410	11,082	15,226	15,683
Supplies & Materials					
54905 LEGAL ADS	-	-	-	1,800	1,800
	-	-	-	1,800	1,800
Repairs & Maintenance					
54604 REPAIR & MAINT-CANAL/LAKE	-	5,000	-	5,000	5,000
54608 REPAIR & MAINT - GENERAL	2,950	5,000	-	5,000	5,000
54611 REPAIR & MAINT-ROADS	17,942	62,000	7,835	62,000	7,500
54613 REPAIR & MAINT-CULVERTS	451,495	-	-	375,000	500,000
54617 Repairs & Maint - Catch Basins	-	250,000	174,150	250,000	250,000
54623 R & M WATER STRUCTURES	-	3,000	-	3,000	3,000

UNIT 5A

VISTA CENTER OF PALM BEACH

UNIT 5A - VISTA CENTER OF PALM BEACH

Fund Name: UNIT 5A - MAINTENANCE FUND	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
	472,387	325,000	181,985	700,000	770,500
Capital Outlay					
56301 IMPRVMNTS OTHER THAN BLDG	-	-	-	-	100,000
	-	-	-	-	100,000
Debt Service					
57101 DEBT SERVICE-PRINCIPAL	-	246,990	286,729	238,768	252,449
57201 DEBT SERVICE-INTEREST	-	127,500	102,013	149,974	136,293
	-	374,490	388,742	388,742	388,742
Other					
59110 ADMINISTRAT TRANSFER OUT	16,950	18,027	10,448	21,078	21,078
59111 OPERATIONS TRANSFER OUT	18,441	19,613	11,367	22,933	22,933
99999 Add'l cash required/(available) for budget	(309,195)	(125,000)	-	(350,000)	-
	(273,804)	(87,360)	21,815	(305,989)	44,011
TOTAL EXPENSES	374,850	819,113	753,183	998,206	1,522,876

	<u>Tax per Assessable Unit</u>				<u>Number of Assessable Units</u>	
	FYE 9/30/25	FYE 9/30/24	<u>Incr/(Decr)</u>		FYE 9/30/25	FYE 9/30/24
			\$	%		
Business Park Vista Center - Maint	\$562.86	\$482.22	\$80.64	17%	136	136
Emerald Dunes Condos - Maint	\$278.06	\$248.51	\$29.55	12%	302	302
GOLF COURSE - Maint	\$619.08	\$528.35	\$90.73	17%	128	128
INDUSTRIAL - Maint	\$3,621.57	\$2,992.15	\$629.42	21%	196	196
Links at Emerald Dunes - Maint	\$354.43	\$311.18	\$43.25	14%	185	185
Ventura Greens at Emerald Dunes - Maint	\$574.07	\$491.41	\$82.66	17%	70	70
Villas at Emerald Dunes - Maint	\$317.35	\$280.75	\$36.60	13%	184	184
Vista Center Condos - Maint	\$1,251.29	\$1,047.13	\$204.16	19%	12	12

Budget Highlights:

- > This unit was allocated \$3,000,000 from a 2023 multi-unit loan. The \$3,000,000 was for culvert inspections, cleanings, restorations, and replacements. Debt service for the new loan is included the maintenance budget, but the loan proceeds and expenditures are recorded separately in a Capital Projects Fund.
- > The contract for aquatic weed control and marsh maintenance (a/c #53403 and 53402) allows for annual extensions through FYE 9/30/25. The FY25 budget reflects a 3% increase with the renewal for FY25 due to the contractor's request for an increase. In addition to the 3% price increase, in response to landowner requests for a higher service level, the FY25 budget reflects 3 additional days of crew work over the prior year.
- > Electricity expense (a/c #54301) increased due to rate increases.
- > Budget for Repair & Maint - Roads (a/c # 54611) includes light replacement, swales, sidewalks, and signs.
- > Budget for Repair & Maint - CULVERTS (a/c # 54613) is to fund Jog Road culvert costs that could exceed available loan proceeds on hand.
- > FY25 budget includes Repair & Maintenance- Catch Basins (a/c # 54617) \$250,000 to reline system on Vista Parkway.
- > Using 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.
- Because this unit overlaps Unit 5, the Unit 5 budget and tax rates are also applicable. The rates shown above are cumulative.

UNIT 5A - VISTA CENTER OF PALM BEACH

- 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.

Debt Outstanding as of 9/30/24:

Description	Interest Rates	Outstanding	Final Maturity
2023 Multi unit loan (culvert repairs)	5.65%	\$2,713,272	8/1/2033

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

Year Ending September 30,	Principal	Interest	Total
2025	\$238,768	\$149,974	\$388,742
2026	\$252,449	\$136,293	\$388,742
2027	\$266,914	\$121,828	\$388,742
2028	\$282,208	\$106,535	\$388,743
2029	\$298,378	\$90,365	\$388,743
THEREAFTER	\$1,374,555	\$180,415	\$1,554,970
Total	<u>\$2,713,272</u>	<u>\$785,410</u>	<u>\$3,498,682</u>

UNIT 5B - BAYWINDS

Fund Name: UNIT 5B - MAINTENANCE FUND	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	102,798	152,401	152,274	196,675	631,736
31903 Delinquent Taxes - Prior Year	149	-	-	-	-
	102,947	152,401	152,274	196,675	631,736
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(467)	(1,456)	(1,453)	(1,875)	(6,023)
54903 TAX DISCOUNT	(3,787)	(5,861)	(5,576)	(7,564)	(24,296)
	(4,254)	(7,317)	(7,029)	(9,439)	(30,319)
Other					
33453 FEMA (Fed)- Hurricane Ian	4,702	-	-	-	-
36110 INTEREST EARNINGS	5,600	-	8,395	-	-
36132 INTEREST EARNINGS-TAXES	139	-	191	-	-
	10,441	-	8,586	-	-
TOTAL REVENUES	109,134	145,084	153,831	187,236	601,417
EXPENSES					
Personnel Services					
59117 Personnel Services	29,080	33,246	24,404	36,243	37,330
	29,080	33,246	24,404	36,243	37,330
Contractual Services					
53101 ENGINEERING FEES	-	3,000	-	1,000	15,000
53109 LEGAL SERVICES	-	500	-	500	500
53115 FINANCIAL CONS./ADVISOR	109	200	100	200	200
53118 OTHER PROFESSIONAL SVCS	240	235	-	-	-
53201 AUDITORS SERVICES	637	731	731	731	731
53407 TRASH DISPOSAL	-	500	-	500	500
53409 MOWING AND LANDSCAPING	4,916	5,309	5,309	5,734	5,734
57301 TRUSTEE FEES	500	525	1,250	1,250	1,250
59126 Insurance	5,982	7,153	7,553	9,282	9,839
	12,384	18,153	14,943	19,197	33,754
Utilities					
54301 ELECTRICITY	6,686	4,840	2,184	6,240	6,427
	6,686	4,840	2,184	6,240	6,427
Supplies & Materials					
54908 GOV/MNTL REGISTRATION FEE	-	100	-	-	-
55201 FUEL-PUMP STATIONS	398	2,000	-	3,095	3,095
55206 MISCELLANEOUS SUPPLIES	33	-	-	-	-
	431	2,100	-	3,095	3,095
Repairs & Maintenance					
54601 REPAIR & MAINT-AERATORS	4	-	-	-	-
54602 REPAIR & MAINT-PUMP STATN	14,550	20,000	697	25,700	25,700

UNIT 5B - BAYWINDS

Fund Name:	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
UNIT 5B - MAINTENANCE FUND					
54604 REPAIR & MAINT-CANAL/LAKE	-	3,000	-	-	-
54606 REPAIR & MAINT-BLDG	5,383	6,000	82	5,000	30,000
54608 REPAIR & MAINT - GENERAL	375	5,000	425	5,000	5,000
54610 REPAIR & MAINT-TELEMETRY	22,679	16,000	3,849	5,000	5,000
54614 REPAIR & MAINT - GATE	-	2,000	-	-	-
54619 R&M-GENERATORS	2,491	12,500	3,147	15,500	15,500
54623 R & M WATER STRUCTURES	-	1,000	-	1,000	1,000
56707 FEMA- Irma	450	-	-	-	-
	45,932	65,500	8,200	57,200	82,200
Capital Outlay					
56301 IMPRVMENTS OTHER THAN BLDG	-	-	-	-	325,000
56401 MACHINERY & EQUIPMENT	-	31,250	31,250	93,750	100,000
	-	31,250	31,250	93,750	425,000
Other					
59110 ADMINISTRAT TRANSFER OUT	7,140	7,594	4,401	8,879	8,879
59111 OPERATIONS TRANSFER OUT	3,805	4,047	2,346	4,732	4,732
99999 Add'l cash required/(available) for budget	4,610	(21,646)	-	(42,100)	-
	15,555	(10,005)	6,747	(28,489)	13,611
TOTAL EXPENSES	110,068	145,084	87,728	187,236	601,417
UNIT 5B - DEBT FUND					
REVENUES					
Assessments					
31900 ASSMNTS/CURR/REG/DEL	406,112	402,388	402,053	391,726	-
31903 Delinquent Taxes - Prior Year	425	-	-	-	-
	406,537	402,388	402,053	391,726	-
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(1,847)	(3,833)	(3,835)	(3,729)	-
54903 TAX DISCOUNT	(14,941)	(15,476)	(14,716)	(15,066)	-
	(16,788)	(19,309)	(18,551)	(18,795)	-
Other					
36110 INTEREST EARNINGS	7,856	-	8,627	-	-
36132 INTEREST EARNINGS-TAXES	517	-	504	-	-
	8,373	-	9,131	-	-
TOTAL REVENUES	398,122	383,079	392,633	372,931	-
EXPENSES					
Debt Service					
57101 DEBT SERVICE-PRINCIPAL	367,959	376,165	384,647	384,553	-
57201 DEBT SERVICE-INTEREST	25,170	16,964	8,482	8,576	-

UNIT 5B - BAYWINDS

Fund Name: UNIT 5B - DEBT FUND	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
	393,129	393,129	393,129	393,129	-
Other					
99999 Add'l cash required/(available) for budget	8,685	(10,050)	-	(20,198)	-
	8,685	(10,050)	-	(20,198)	-
TOTAL EXPENSES	401,814	383,079	393,129	372,931	-

	<u>Tax per Assessable Unit</u>				<u>Number of Assessable Units</u>	
	<u>FYE 9/30/25</u>	<u>FYE 9/30/24</u>	<u>Incr/(Decr)</u>		<u>FYE 9/30/25</u>	<u>FYE 9/30/24</u>
			\$	%		
COMMERCIAL - Maint	\$1,257.14	\$997.48				
COMMERCIAL - Debt	\$2,372.17	\$2,436.72				
Total	\$3,629.31	\$3,434.20	\$195.11	6%	7	7
Mezzano Condo - Maint	\$112.47	\$110.51				
Mezzano Condo - Debt	\$92.25	\$94.76				
Total	\$204.72	\$205.27	(\$0.55)	0%	240	240
RESIDENTIAL - Maint	\$229.94	\$201.54				
RESIDENTIAL - Debt	\$326.23	\$335.11				
Total	\$556.17	\$536.65	\$19.52	4%	1,082	1,082

Budget Highlights:

- > FY25 is the last year of debt service assessments, so some major repair and replacement projects have been slated for FY26 in order to fund those projects without new debt while keeping the overall total tax levy to landowners relatively level to prior years.
- > Mowing and landscaping (a/c #53409) contract allows for annual extensions through FYE 9/30/27. The FY25 budget reflects a 8% increase with the renewal for FY25 due to the contractor's request for an increase.
- > Electricity expense (a/c #54301) is based upon most recent twelve months total increased by an estimated rate increase.
- > Budget for Machinery & Equipment (a/c# 56401) included a 25% deposit totalling \$31,250 on a 125 KW generator replacement in FY24, and the remaining 75% in FY25.
- > Using 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.
- Because this unit overlaps Unit 5, the Unit 5 budget and tax rates are also applicable. The rates shown above are cumulative.
- 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 5B - BAYWINDS

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 9/30/24:

Description	Interest Rates	Outstanding	Final Maturity
Water Cntrl and Impr Refunding Bonds - Series 2015	2.23%	\$384,553	8/1/2025

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

Year Ending September 30,	Principal	Interest	Total
2025	\$384,553	\$8,576	\$393,129
Total	\$384,553	\$8,576	\$393,129

UNIT 5C - RIVERWALK

Fund Name:	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	46,956	52,766	52,766	68,992	89,817
	46,956	52,766	52,766	68,992	89,817
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(211)	(508)	(501)	(658)	(857)
54903 TAX DISCOUNT	(1,725)	(2,029)	(1,933)	(2,653)	(3,454)
	(1,936)	(2,537)	(2,434)	(3,311)	(4,311)
Other					
36110 INTEREST EARNINGS	7,178	-	9,114	-	-
36132 INTEREST EARNINGS-TAXES	57	-	76	-	-
	7,235	-	9,190	-	-
TOTAL REVENUES	52,255	50,229	59,522	65,681	85,506
EXPENSES					
Personnel Services					
59117 Personnel Services	16,464	17,252	13,843	19,681	20,271
	16,464	17,252	13,843	19,681	20,271
Contractual Services					
53101 ENGINEERING FEES	-	1,000	-	1,000	1,000
53109 LEGAL SERVICES	-	500	-	500	500
53201 AUDITORS SERVICES	463	531	531	531	531
53407 TRASH DISPOSAL	3,400	3,400	3,400	3,400	3,400
53409 MOWING AND LANDSCAPING	1,080	1,166	1,166	1,260	1,260
59126 Insurance	2,597	2,986	3,153	3,735	3,960
	7,540	9,583	8,250	10,426	10,651
Utilities					
54301 ELECTRICITY	348	340	271	374	385
	348	340	271	374	385
Repairs & Maintenance					
54604 REPAIR & MAINT-CANAL/LAKE	-	1,600	-	5,000	5,000
54608 REPAIR & MAINT - GENERAL	150	5,000	175	5,000	5,000
54610 REPAIR & MAINT-TELEMETRY	275	5,000	102	5,000	5,000
54613 REPAIR & MAINT-CULVERTS	-	7,000	-	3,000	3,000
54614 REPAIR & MAINT - GATE	-	1,000	-	2,500	2,500
54623 R & M WATER STRUCTURES	-	2,000	-	2,000	2,000
	425	21,600	277	22,500	22,500
Capital Outlay					
56301 IMPRVMENTS OTHER THAN BLDG	-	12,500	9,600	30,000	30,000
56401 MACHINERY & EQUIPMENT	376	-	-	-	-
	376	12,500	9,600	30,000	30,000

UNIT 5C - RIVERWALK

Fund Name: UNIT 5C - MAINTENANCE FUND	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
Other					
59110 ADMINISTRAT TRANSFER OUT	971	1,032	598	1,207	1,207
59111 OPERATIONS TRANSFER OUT	396	422	245	493	493
99999 Add'l cash required/(available) for budget	26,159	(12,500)	-	(19,000)	-
	27,526	(11,046)	843	(17,300)	1,700
TOTAL EXPENSES	52,679	50,229	33,084	65,681	85,507

	<u>Tax per Assessable Unit</u>				<u>Number of Assessable Units</u>	
	<u>FYE 9/30/25</u>	<u>FYE 9/30/24</u>	<u>Incr/(Decr)</u>		<u>FYE 9/30/25</u>	<u>FYE 9/30/24</u>
			\$	%		
RESIDENTIAL - Maint	\$116.62	\$113.22				
Total	\$116.62	\$113.22	\$3.40	3%	1,367	1,367

Budget Highlights:

- > Mowing and landscaping (a/c #53409) contract allows for annual extensions through FYE 9/30/27. The FY25 budget reflects a 8% increase with the renewal for FY25 due to the contractor's request for an increase.
- > Electricity expense (a/c #54301) increased due to rate increases.
- > FY25 budget for Repair & Maint-CANAL/LAKE (a/c #54604) includes funding for quarterly cutting of vegetation and maintenance to the RTU site access area at the intake from the water catchment into Riverwalk.
- > Budget for Imprvmnts Other Than Bldg (a/c # 56301) includes funds to repair the access to the RTU site at the intake from water catchment into Riverwalk.
- > Using 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.
- Because this unit overlaps Unit 5, the Unit 5 budget and tax rates are also applicable. The rates shown above are cumulative.
- 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 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	93,308	136,969	136,969	204,153	310,651
	93,308	136,969	136,969	204,153	310,651
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(423)	(1,210)	(1,310)	(1,806)	(2,748)
54903 TAX DISCOUNT	(3,495)	(5,268)	(5,022)	(7,852)	(11,948)
	(3,918)	(6,478)	(6,332)	(9,658)	(14,696)
Other					
33453 FEMA (Fed)- Hurricane Ian	3,004	-	-	-	-
36002 MISC REV - INS CLAIMS	100	-	-	-	-
36110 INTEREST EARNINGS	7,706	-	10,599	-	-
36132 INTEREST EARNINGS-TAXES	90	-	180	-	-
	10,900	-	10,779	-	-
TOTAL REVENUES	100,290	130,491	141,416	194,495	295,955
EXPENSES					
Personnel Services					
59117 Personnel Services	34,323	33,544	23,120	32,140	33,104
	34,323	33,544	23,120	32,140	33,104
Contractual Services					
53101 ENGINEERING FEES	-	1,000	-	1,000	1,000
53109 LEGAL SERVICES	-	500	-	500	500
53118 OTHER PROFESSIONAL SVCS	240	272	-	-	-
53201 AUDITORS SERVICES	732	840	840	840	840
53407 TRASH DISPOSAL	-	1,000	-	1,000	1,000
53409 MOWING AND LANDSCAPING	2,566	2,771	2,771	2,993	2,993
59126 Insurance	3,688	4,371	4,615	5,674	6,014
	7,226	10,754	8,226	12,007	12,347
Utilities					
54301 ELECTRICITY	5,221	3,510	2,073	5,200	5,356
	5,221	3,510	2,073	5,200	5,356
Supplies & Materials					
54908 GOV/MNTL REGISTRATION FEE	45	100	-	-	-
55201 FUEL-PUMP STATIONS	606	2,000	-	3,095	3,095
55206 MISCELLANEOUS SUPPLIES	33	-	10	-	-
	684	2,100	10	3,095	3,095
Repairs & Maintenance					
54602 REPAIR & MAINT-PUMP STATN	1,074	20,000	907	25,700	25,700
54604 REPAIR & MAINT-CANAL/LAKE	1,800	7,500	5,540	2,500	2,500
54606 REPAIR & MAINT-BLDG	-	3,000	55	3,000	3,000
54608 REPAIR & MAINT - GENERAL	300	5,000	300	5,000	5,000

UNIT 5D

ANDROS ISLE

UNIT 5D - ANDROS ISLE

Fund Name:	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
UNIT 5D - MAINTENANCE FUND					
54610 REPAIR & MAINT-TELEMETRY	25,035	18,000	630	5,000	5,000
54614 REPAIR & MAINT - GATE	-	2,500	-	2,500	2,500
54619 R&M-GENERATORS	4,305	12,500	6,632	15,500	15,500
54623 R & M WATER STRUCTURES	-	1,600	-	1,600	1,600
56707 FEMA - lan	550	-	-	-	-
	33,064	70,100	14,064	60,800	60,800
Capital Outlay					
56401 MACHINERY & EQUIPMENT	-	61,250	64,675	-	100,000
	-	61,250	64,675	-	100,000
Debt Service					
57101 DEBT SERVICE-PRINCIPAL	-	-	-	29,252	31,944
57201 DEBT SERVICE-INTEREST	-	-	-	39,744	37,052
	-	-	-	68,996	68,996
Other					
59110 ADMINISTRAT TRANSFER OUT	6,481	6,894	3,996	8,061	8,061
59111 OPERATIONS TRANSFER OUT	3,374	3,589	2,080	4,196	4,196
99999 Add'l cash required/(available) for budget	10,763	(61,250)	-	-	-
	20,618	(50,767)	6,076	12,257	12,257
TOTAL EXPENSES	101,136	130,491	118,244	194,495	295,955

	<u>Tax per Assessable Unit</u>				<u>Number of Assessable Units</u>	
	<u>FYE 9/30/25</u>	<u>FYE 9/30/24</u>	<u>Incr/(Decr)</u>		<u>FYE 9/30/25</u>	<u>FYE 9/30/24</u>
			<u>\$</u>	<u>%</u>		
COMMERCIAL/AC - Maint	\$214.57	\$174.20				
Total	\$214.57	\$174.20	\$40.37	23%	32	32
RESIDENTIAL - Maint	\$288.95	\$224.10				
Total	\$288.95	\$224.10	\$64.85	29%	881	881
San Michele condo - Maint	\$76.54	\$81.59				
Total	\$76.54	\$81.59	(\$5.05)	-6%	300	300

Budget Highlights:

- > New proposed loan approximating \$450,000 for the pump station control panel and generator replacement. For budget purposes, the loan is payable over 10 years, and assumes a 9% interest rate. Debt service for the new loan is included in the maintenance budget. Loan proceeds and expenditures will be recorded separately in a Capital Projects Fund.
- > Mowing and landscaping (a/c #53409) contract allows for annual extensions through FYE 9/30/27. The FY25 budget reflects a 8% increase with the renewal for FY25 due to the contractor's request for an increase.
- > Electricity expense (a/c #54301) is based upon most recent twelve months total increased by an estimated rate increase.
- > Machinery & Equipment (a/c# 56401) included a fuel polisher and a 25% deposit on a 400 KW generator replacement. The remaining 75% balance on the generator is to be funded from the proposed loan budgeted for FY25.

Budget Notes:

UNIT 5D - ANDROS ISLE

- 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 rates shown above are cumulative.
- 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 9/30/24:

Description	Interest Rates	Outstanding	Final Maturity
Proposed loan for pump satation control panel and generator replace	9%	\$448,748	8/1/2034

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

Year Ending September 30,	Principal	Interest	Total
2025	\$29,252	\$39,744	\$68,996
2026	\$31,944	\$37,052	\$68,996
2027	\$34,884	\$34,113	\$68,997
2028	\$38,094	\$30,902	\$68,996
2029	\$41,600	\$27,397	\$68,997
THEREAFTER	\$272,974	\$72,008	\$344,982
Total	\$448,748	\$241,216	\$689,964

UNIT 7 - DYER BOULEVARD

Fund Name:	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	121,377	131,039	130,993	138,228	139,393
31903 Delinquent Taxes - Prior Year	40	-	-	-	-
	121,417	131,039	130,993	138,228	139,393
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(551)	(1,240)	(1,249)	(1,310)	(1,321)
54903 TAX DISCOUNT	(4,509)	(5,040)	(4,879)	(5,316)	(5,361)
	(5,060)	(6,280)	(6,128)	(6,626)	(6,682)
Other					
32900 PERMIT FEES	500	-	500	-	-
32901 PLAT FEES	-	-	632	-	-
33003 Intgov'l rct - Exp Reimbursemt	4,513	-	2,479	-	-
36110 INTEREST EARNINGS	11,460	-	14,773	-	-
36132 INTEREST EARNINGS-TAXES	122	-	169	-	-
	16,595	-	18,553	-	-
TOTAL REVENUES	132,952	124,759	143,418	131,602	132,711
EXPENSES					
Personnel Services					
59117 Personnel Services	26,046	32,183	18,410	27,679	28,509
	26,046	32,183	18,410	27,679	28,509
Contractual Services					
53101 ENGINEERING FEES	-	1,000	-	1,000	1,000
53109 LEGAL SERVICES	-	500	-	500	500
53114 WATER QUALITY	4,513	4,513	4,513	4,513	4,513
53201 AUDITORS SERVICES	588	675	675	675	675
53403 CHEMICAL WEED CONTROL	5,566	5,789	5,789	6,020	6,020
53407 TRASH DISPOSAL	-	1,200	-	1,500	1,500
53409 MOWING AND LANDSCAPING	15,740	16,842	16,842	18,021	18,021
59126 Insurance	4,280	4,730	4,994	4,467	4,735
	30,687	35,249	32,813	36,696	36,964
Utilities					
54301 ELECTRICITY	348	330	277	374	385
	348	330	277	374	385
Repairs & Maintenance					
54604 REPAIR & MAINT-CANAL/LAKE	2,950	5,000	-	5,000	5,000
54608 REPAIR & MAINT - GENERAL	-	1,000	22	1,000	1,000
54610 REPAIR & MAINT-TELEMETRY	1,003	1,000	-	1,500	1,500
54614 REPAIR & MAINT - GATE	-	2,000	-	1,500	1,500
54623 R & M WATER STRUCTURES	-	1,000	-	1,000	1,000
	3,953	10,000	22	10,000	10,000

UNIT 7

DYER BOULEVARD

UNIT 7 - DYER BOULEVARD

Fund Name: UNIT 7 - MAINTENANCE FUND	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
Capital Outlay					
56301 IMPRVMNTS OTHER THAN BLDG	16,600	10,000	9,300	13,500	13,500
56304 GIS	3,809	3,122	3,122	3,745	3,745
56401 MACHINERY & EQUIPMENT	376	-	-	-	-
	20,785	13,122	12,422	17,245	17,245
Other					
59110 ADMINISTRAT TRANSFER OUT	22,180	23,591	13,673	27,584	27,584
59111 OPERATIONS TRANSFER OUT	9,669	10,284	5,960	12,024	12,024
99999 Add'l cash required/(available) for budget	20,384	-	-	-	-
	52,233	33,875	19,633	39,608	39,608
TOTAL EXPENSES	134,052	124,759	83,577	131,602	132,711

	<u>Tax per Assessable Unit</u>				<u>Number of Assessable Units</u>	
	<u>FYE</u> <u>9/30/25</u>	<u>FYE</u> <u>9/30/24</u>	<u>Incr/(Decr)</u>		<u>FYE</u> <u>9/30/25</u>	<u>FYE</u> <u>9/30/24</u>
			\$	%		
ALL NON EXEMPT PARCELS - Maint	\$49.42	\$46.85	\$2.57	5%	2,797	2,797

Budget Highlights:

- > Chemical Weed Control (a/c 53403) contract allows for annual extensions through FYE 9/30/25. The FY25 budget reflects a 4% increase with the renewal for FY25 due to the contractor's request for an increase.
- > Mowing and landscaping (a/c #53409) contract allows for annual extensions through FYE 9/30/27. The FY25 budget reflects a 7% increase with the renewal for FY25 due to the contractor's request for an increase.
- > FY25 budget for Improvements Other than Building (a/c #56301) includes new access gate at east side of EPB-9.

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 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	120,969	137,492	137,492	149,277	142,680
31901 AGREEMENT ASSESSMENTS	3,464	3,915	3,915	4,250	4,062
31903 Delinquent Taxes - Prior Year	694	-	-	-	-
	125,127	141,407	141,407	153,527	146,742
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(550)	(1,315)	(1,316)	(1,425)	(1,362)
54903 TAX DISCOUNT	(4,552)	(5,288)	(5,105)	(5,741)	(5,487)
54904 UNIQUE ASSMTS DISCOUNT	(139)	(188)	(157)	(204)	(195)
	(5,241)	(6,791)	(6,578)	(7,370)	(7,044)
Other					
32900 PERMIT FEES	250	-	-	-	-
36110 INTEREST EARNINGS	10,350	-	13,333	-	-
36132 INTEREST EARNINGS-TAXES	105	-	164	-	-
	10,705	-	13,497	-	-
TOTAL REVENUES	130,591	134,616	148,326	146,157	139,698
EXPENSES					
Personnel Services					
59117 Personnel Services	20,654	25,672	17,288	26,110	26,893
	20,654	25,672	17,288	26,110	26,893
Contractual Services					
53101 ENGINEERING FEES	-	1,000	-	1,000	1,000
53109 LEGAL SERVICES	-	500	-	500	500
53114 WATER QUALITY	5,134	6,549	7,964	6,549	6,549
53201 AUDITORS SERVICES	615	705	705	705	705
53403 CHEMICAL WEED CONTROL	3,778	3,930	3,930	4,087	4,087
53407 TRASH DISPOSAL	-	1,000	-	5,000	5,000
53409 MOWING AND LANDSCAPING	5,660	6,056	6,056	6,480	6,480
59126 Insurance	3,570	4,019	4,244	4,081	4,326
	18,757	23,759	22,899	28,402	28,647
Utilities					
54301 ELECTRICITY	362	350	290	437	450
	362	350	290	437	450
Repairs & Maintenance					
54604 REPAIR & MAINT-CANAL/LAKE	2,950	5,500	-	5,000	5,000
54608 REPAIR & MAINT - GENERAL	950	5,000	230	5,000	5,000
54610 REPAIR & MAINT-TELEMETRY	3,490	12,000	102	5,000	5,000
54613 REPAIR & MAINT-CULVERTS	-	20,000	-	20,000	3,500
54614 REPAIR & MAINT - GATE	-	1,500	-	1,500	1,500
54622 REPAIR & MAINT- RTU GATES	-	6,000	-	-	-
54623 R & M WATER STRUCTURES	-	4,000	500	4,000	4,000

UNIT 9

ADMIRAL'S COVE

UNIT 9 - ADMIRAL'S COVE

Fund Name:	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
UNIT 9 - MAINTENANCE FUND	7,390	54,000	832	40,500	24,000
Capital Outlay					
56304 GIS	2,456	1,835	1,835	2,415	2,415
56401 MACHINERY & EQUIPMENT	752	-	11,472	-	-
	3,208	1,835	13,307	2,415	2,415
Other					
59110 ADMINISTRAT TRANSFER OUT	35,302	37,547	21,761	43,902	43,902
59111 OPERATIONS TRANSFER OUT	10,769	11,453	6,638	13,391	13,391
99999 Add'l cash required/(available) for budget	35,249	(20,000)	-	(9,000)	-
	81,320	29,000	28,399	48,293	57,293
TOTAL EXPENSES	131,691	134,616	83,015	146,157	139,698

	<u>Tax per Assessable Unit</u>				<u>Number of Assessable Units</u>	
	<u>FYE 9/30/25</u>	<u>FYE 9/30/24</u>	<u>Incr/(Decr)</u>		<u>FYE 9/30/25</u>	<u>FYE 9/30/24</u>
			\$	%		
ALL NON EXEMPT PARCELS - Maint	\$85.12	\$78.40	\$6.72	9%	1,804	1,804

Budget Highlights:

- > Chemical Weed Control (a/c 53403) contract allows for annual extensions through FYE 9/30/25. The FY25 budget reflects a 4% increase with the renewal for FY25 due to the contractor's request for an increase.
- > Trash Disposal (a/c 53407) increase is attributable to more aggressive cleaning of the vegetative booms more often and more effectively on a regular basis. Booms are floating ribbon-like structures that span the canal and extend approximately one foot both above and below the water's surface. Booms serve as a physical barrier, collecting the debris while allowing water to continue to flow unimpeded, but the debris must be removed periodically before it gets packed.
- > Mowing and landscaping (a/c #53409) contract allows for annual extensions through FYE 9/30/27. The FY25 budget reflects a 7% increase with the renewal for FY25 due to the contractor's request for an increase.
- > Electricity expense (a/c #54301) increased due to rate increases.
- > Using 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.
- 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:	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	1,001,140	1,187,219	1,187,218	1,359,065	1,016,391
31901 AGREEMENT ASSESSMENTS	5,120	4,550	5,274	4,550	3,403
31903 Delinquent Taxes - Prior Year	17,878	-	-	-	-
	1,024,138	1,191,769	1,192,492	1,363,615	1,019,794
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(4,553)	(11,304)	(11,370)	(12,941)	(9,678)
54903 TAX DISCOUNT	(37,302)	(45,660)	(42,943)	(52,270)	(39,091)
	(41,855)	(56,964)	(54,313)	(65,211)	(48,769)
Other					
32900 PERMIT FEES	500	-	250	-	-
36002 PERMIT INSPECTION FEES	12,067	-	-	-	-
36110 INTEREST EARNINGS	37,647	-	53,658	-	-
36132 INTEREST EARNINGS-TAXES	906	-	1,524	-	-
	51,120	-	55,432	-	-
TOTAL REVENUES	1,033,403	1,134,805	1,193,611	1,298,404	971,025
EXPENSES					
Personnel Services					
59117 Personnel Services	178,411	200,752	143,052	203,205	209,301
	178,411	200,752	143,052	203,205	209,301
Contractual Services					
53101 ENGINEERING FEES	-	5,000	-	35,000	35,000
53109 LEGAL SERVICES	3,777	2,000	-	1,500	1,500
53114 WATER QUALITY	2,265	2,384	2,503	2,384	2,384
53201 AUDITORS SERVICES	3,575	4,101	4,101	4,101	4,101
53403 CHEMICAL WEED CONTROL	37,727	42,510	40,486	43,785	43,785
53407 TRASH DISPOSAL	-	500	-	500	500
53409 MOWING AND LANDSCAPING	11,720	12,568	12,568	13,477	13,477
53413 PRESERVE/EXOTIC MAINT	217,523	239,670	230,957	276,860	30,000
53414 UPLAND MAINTENANCE	28,009	34,850	33,191	35,896	35,896
59126 Insurance	14,674	17,123	18,081	21,986	23,305
	319,270	360,706	341,887	435,489	189,948
Utilities					
54301 ELECTRICITY	119,282	121,890	86,991	135,542	139,608
	119,282	121,890	86,991	135,542	139,608
Supplies & Materials					
55205 MAINTENANCE TOOLS	9	-	-	-	-
	9	-	-	-	-
Repairs & Maintenance					
54601 REPAIR & MAINT-AERATORS	79,389	111,816	84,412	119,025	119,025

UNIT 9A - ABACOA I

Fund Name:	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
UNIT 9A - MAINTENANCE FUND					
54604 REPAIR & MAINT-CANAL/LAKE	2,200	10,000	7,350	5,000	5,000
54606 REPAIR & MAINT-BLDG	-	5,000	-	5,000	5,000
54608 REPAIR & MAINT - GENERAL	1,575	4,000	800	4,000	4,000
54610 REPAIR & MAINT-TELEMETRY	2,494	5,000	217	25,500	25,500
54611 REPAIR & MAINT-ROADS	-	50,000	-	50,000	25,000
54613 REPAIR & MAINT-CULVERTS	-	50,000	-	50,000	20,000
54614 REPAIR & MAINT - GATE	425	3,000	-	1,500	1,500
54618 R&M-AERATOR REFURBISHMENTS	12,052	14,000	12,164	14,500	14,500
54620 R & M - Preserve Structures	60,824	150,000	-	150,000	150,000
54622 REPAIR & MAINT- RTU GATES	-	1,000	980	-	-
54623 R & M WATER STRUCTURES	3,700	25,000	-	25,000	25,000
	162,659	428,816	105,923	449,525	394,525
Capital Outlay					
56301 IMPRVMENTS OTHER THAN BLDG	37,030	20,000	-	-	10,000
56304 GIS	-	-	125	-	-
56401 MACHINERY & EQUIPMENT	22,482	69,000	68,911	73,500	-
	59,512	89,000	69,036	73,500	10,000
Other					
59110 ADMINISTRAT TRANSFER OUT	13,955	14,843	8,603	17,355	17,355
59111 OPERATIONS TRANSFER OUT	8,273	8,798	5,099	10,288	10,288
99999 Add'l cash required/(available) for budget	181,138	(90,000)	-	(26,500)	-
	203,366	(66,359)	13,702	1,143	27,643
TOTAL EXPENSES	1,042,509	1,134,805	760,591	1,298,404	971,025
UNIT 9A - DEBT FUND					
REVENUES					
Assessments					
31900 ASSMNTS/CURR/REG/DEL	2,865,084	2,891,253	2,891,253	2,846,773	2,973,536
31903 Delinquent Taxes - Prior Year	28,069	-	-	-	-
	2,893,153	2,891,253	2,891,253	2,846,773	2,973,536
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(13,030)	(27,533)	(27,689)	(27,105)	(28,312)
54903 TAX DISCOUNT	(106,785)	(111,198)	(104,590)	(109,487)	(114,362)
	(119,815)	(138,731)	(132,279)	(136,592)	(142,674)
Other					
36110 INTEREST EARNINGS	50,369	-	68,364	-	-
36132 INTEREST EARNINGS-TAXES	2,582	-	3,709	-	-
	52,951	-	72,073	-	-
TOTAL REVENUES	2,826,289	2,752,522	2,831,047	2,710,181	2,830,862

EXPENSES

UNIT 9A - ABACOA I

Fund Name:	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
UNIT 9A - DEBT FUND					
Debt Service					
57101 DEBT SERVICE-PRINCIPAL	2,446,674	2,519,096	2,519,096	2,593,661	2,670,433
57201 DEBT SERVICE-INTEREST	384,970	311,767	311,767	237,202	160,429
	<u>2,831,644</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	20,704	(78,341)	-	(120,682)	-
	<u>20,704</u>	<u>(78,341)</u>	<u>-</u>	<u>(120,682)</u>	<u>-</u>
TOTAL EXPENSES	<u>2,852,348</u>	<u>2,752,522</u>	<u>2,830,863</u>	<u>2,710,181</u>	<u>2,830,862</u>

	<u>Tax per Assessable Unit</u>				<u>Number of Assessable Units</u>	
	<u>FYE 9/30/25</u>	<u>FYE 9/30/24</u>	<u>Incr/(Decr)</u>		<u>FYE 9/30/25</u>	<u>FYE 9/30/24</u>
			<u>\$</u>	<u>%</u>		
COMMERCIAL/AC - Maint	\$5,142.83	\$4,249.60				
COMMERCIAL/AC - Debt	\$7,707.41	\$7,975.97				
Total	<u>\$12,850.24</u>	<u>\$12,225.57</u>	\$624.67	5%	218	218
GOLF COURSE/AC - Maint	\$502.74	\$431.95				
GOLF COURSE/AC - Debt	\$743.11	\$761.47				
Total	<u>\$1,245.85</u>	<u>\$1,193.42</u>	\$52.43	4%	169	169
RESIDENTIAL/AC - Maint	\$1,595.45	\$1,335.54				
RESIDENTIAL/AC - Debt	\$2,436.50	\$2,511.89				
Total	<u>\$4,031.95</u>	<u>\$3,847.43</u>	\$184.52	5%	943	943

Budget Highlights:

- > Budget for Engineering (a/c #53101) includes lake liner study.
- > The contract for weed control (a/c #53403), preserve/exotic maint (a/c# 53413), and upland maintenance (a/c #53414) allows for annual extensions through FYE 9/30/26. The FY25 budget reflects a 3% increase with the renewal for FY25 due to the contractor's request for an increase.
- > Mowing and landscaping (a/c #53409) consists of two contracts which are each allowed annual extensions through FYE 9/30/27. The FY25 budget reflects the contractor's request for an increase of 7% in one contract and 8% in the other.
- > Electricity expense (a/c #54301) increased as a result of new aerator installations as well as increases to rates.
- > Budgeted R & M - Preserve Structures (a/c #54620) includes funding for repair/rebuild wooden structures, repair after vandalism wooden improvements, gates and fences, illegal dumping and dead pine removal from bark beetles. A FRDAP Grant was awarded for preserve structure repairs for up to \$50,000 within Unit 9A/9B, and the grant application is in process.
- > FY25 budget includes \$73,500 for 3 new aerators in Machinery & Equipment (a/c# 56401). The FY24 budget also included 3 new aerators.
- > Using 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.
- Because this unit overlaps Units 9 and 9B, the budget and tax rates of Unit 9 and 9B are also applicable. The rates shown above are cumulative.

UNIT 9A - ABACOA I

- 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 renewed for another 5 year extension in 2024. 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. 9A, Abacoa I: 5 Operable Structures; 5 Operable Gates; 42 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 9/30/24:

Description	Interest Rates	Outstanding	Final Maturity
Water Cntrl and Impr Refunding Bonds - Series 2013	2.96%	\$8,013,572	8/1/2027

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

Year Ending September 30,	Principal	Interest	Total
2025	\$2,593,661	\$237,202	\$2,830,863
2026	\$2,670,433	\$160,429	\$2,830,862
2027	\$2,749,478	\$81,385	\$2,830,863
Total	<u>\$8,013,572</u>	<u>\$479,016</u>	<u>\$8,492,588</u>

UNIT 9B - ABACOA II

Fund Name:	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	814,346	967,759	967,758	1,238,837	768,072
31903 Delinquent Taxes - Prior Year	17,971	-	-	-	-
	832,317	967,759	967,758	1,238,837	768,072
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(3,703)	(9,214)	(9,269)	(11,794)	(7,312)
54903 TAX DISCOUNT	(30,342)	(37,220)	(34,828)	(47,646)	(29,540)
	(34,045)	(46,434)	(44,097)	(59,440)	(36,852)
Other					
36110 INTEREST EARNINGS	30,035	-	41,924	-	-
36132 INTEREST EARNINGS-TAXES	741	-	1,260	-	-
	30,776	-	43,184	-	-
TOTAL REVENUES	829,048	921,325	966,845	1,179,397	731,220
EXPENSES					
Personnel Services					
59117 Personnel Services	137,492	158,497	141,255	183,161	188,656
	137,492	158,497	141,255	183,161	188,656
Contractual Services					
53101 ENGINEERING FEES	-	1,000	85,715	1,000	1,000
53109 LEGAL SERVICES	661	1,000	-	1,000	1,000
53115 FINANCIAL CONS./ADVISOR	109	200	100	200	200
53201 AUDITORS SERVICES	2,789	3,199	3,199	3,199	3,199
53403 CHEMICAL WEED CONTROL	16,117	18,161	17,296	18,705	18,705
53407 TRASH DISPOSAL	-	1,000	-	1,000	1,000
53409 MOWING AND LANDSCAPING	2,440	2,635	2,635	2,846	2,846
53413 PRESERVE/EXOTIC MAINT	215,123	239,670	228,257	276,860	30,000
53414 UPLAND MAINTENANCE	68,465	85,190	81,133	87,746	87,746
57301 TRUSTEE FEES	500	525	1,275	1,250	1,250
59126 Insurance	4,906	5,562	5,873	6,884	7,297
	311,110	358,142	425,483	400,690	154,243
Utilities					
54301 ELECTRICITY	69,265	72,810	49,757	75,840	78,115
	69,265	72,810	49,757	75,840	78,115
Repairs & Maintenance					
54601 REPAIR & MAINT-AERATORS	45,021	46,341	63,038	52,900	52,900
54604 REPAIR & MAINT-CANAL/LAKE	6	10,000	-	5,000	5,000
54606 REPAIR & MAINT-BLDG	-	5,000	-	5,000	5,000
54608 REPAIR & MAINT - GENERAL	550	8,000	610	8,000	8,000
54610 REPAIR & MAINT-TELEMETRY	1,012	5,000	515	10,000	10,000
54611 REPAIR & MAINT-ROADS	-	50,000	-	50,000	25,000
54613 REPAIR & MAINT-CULVERTS	-	20,000	-	20,000	10,000

UNIT 9B

ABACOA II

UNIT 9B - ABACOA II

Fund Name:	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
UNIT 9B - MAINTENANCE FUND					
54614 REPAIR & MAINT - GATE	-	3,000	1,850	1,500	1,500
54618 R&M-AERATOR REFURBISHMENTS	6,026	7,000	6,082	7,250	7,250
54620 R & M - Preserve Structures	75,140	150,000	88,935	300,000	150,000
54622 REPAIR & MAINT- RTU GATES	-	5,000	-	-	-
54623 R & M WATER STRUCTURES	5,726	8,000	-	8,000	8,000
54624 R&M-PRESERVE STRUCTURES/INLETS	-	-	25	10,560	10,560
	133,481	317,341	161,055	478,210	293,210
Capital Outlay					
56301 IMPRVMENTS OTHER THAN BLDG	27,150	20,000	-	-	-
56401 MACHINERY & EQUIPMENT	23,087	23,000	-	24,500	-
	50,237	43,000	-	24,500	-
Other					
59110 ADMINISTRAT TRANSFER OUT	8,716	9,270	5,373	10,839	10,839
59111 OPERATIONS TRANSFER OUT	4,950	5,265	3,051	6,157	6,157
99999 Add'l cash required/(available) for budget	121,204	(43,000)	-	-	-
	134,870	(28,465)	8,424	16,996	16,996
TOTAL EXPENSES	836,455	921,325	785,974	1,179,397	731,220

Fund Name:	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
UNIT 9B - DEBT FUND					
REVENUES					
Assessments					
31900 ASSMPTS/CURR/REG/DEL	1,348,710	1,345,795	1,345,795	1,257,510	1,405,304
31903 Delinquent Taxes - Prior Year	52,872	-	-	-	-
	1,401,582	1,345,795	1,345,795	1,257,510	1,405,304
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(6,134)	(12,817)	(12,890)	(11,974)	(13,381)
54903 TAX DISCOUNT	(50,270)	(51,759)	(48,440)	(48,364)	(54,048)
	(56,404)	(64,576)	(61,330)	(60,338)	(67,429)
Other					
36110 INTEREST EARNINGS	58,164	-	61,399	-	-
36132 INTEREST EARNINGS-TAXES	1,216	-	1,752	-	-
	59,380	-	63,151	-	-
TOTAL REVENUES	1,404,558	1,281,219	1,347,616	1,197,172	1,337,875

EXPENSES

Debt Service

57101 DEBT SERVICE-PRINCIPAL	1,045,000	1,095,000	1,220,838	1,135,000	1,175,000
57201 DEBT SERVICE-INTEREST	303,925	251,675	125,838	196,925	162,875
	1,348,925	1,346,675	1,346,676	1,331,925	1,337,875

Other

UNIT 9B - ABACOA II

Fund Name:	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
UNIT 9B - DEBT FUND					
99999 Add'l cash required/(available) for budget	67,900	(65,456)	-	(134,753)	-
	67,900	(65,456)	-	(134,753)	-
TOTAL EXPENSES	1,416,825	1,281,219	1,346,676	1,197,172	1,337,875

	<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>9/30/25</u>	<u>9/30/24</u>	<u>\$</u>	<u>%</u>	<u>9/30/25</u>	<u>9/30/24</u>
COMMERCIAL/AC - Maint	\$5,142.83	\$4,249.60				
COMMERCIAL/AC - Debt	\$7,707.41	\$7,975.97				
Total	\$12,850.24	\$12,225.57	\$624.67	5%	218	218
GOLF COURSE/AC - Maint	\$502.74	\$431.95				
GOLF COURSE/AC - Debt	\$743.11	\$761.47				
Total	\$1,245.85	\$1,193.42	\$52.43	4%	169	169
RESIDENTIAL/AC - Maint	\$1,595.45	\$1,335.54				
RESIDENTIAL/AC - Debt	\$2,436.50	\$2,511.89				
Total	\$4,031.95	\$3,847.43	\$184.52	5%	943	943

Budget Highlights:

- > The contract for weed control (a/c #53403), preserve/exotic maint (a/c# 53413), and upland maintenance (a/c #53414) allows for annual extensions through FYE 9/30/26. The FY25 budget reflects a 3% increase with the renewal for FY25 due to the contractor's request for an increase.
- > Mowing and landscaping (a/c #53409) contract allows for annual extensions through FYE 9/30/27. The FY25 budget reflects a 8% increase with the renewal for FY25 due to the contractor's request for an increase.
- > Electricity expense (a/c #54301) increased as a result of a new aerator installation as well as increases to rates.
- > Budgeted R & M - Preserve Structures (a/c #54620) includes funding for repair/rebuild wooden structures, repair after vandalism wooden improvements, gates and fences, illegal dumping and dead pine removal from bark beetles. A FRDAP Grant was awarded for preserve structure repairs for up to \$50,000 within Unit 9A/9B, and the grant application is in process.
- > FY25 budget includes \$24,500 for 1 new aerator in Machinery & Equipment (a/c# 56401). The FY24 budget also included 1 new aerator.

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 rates shown above are cumulative.
- 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 Metritapes; Culverts; 4 Landscape Sites; 19 Aerators; 1 Rain Gauge; Sidewalks.

Debt Outstanding as of 9/30/24:

UNIT 9B - ABACOA II

Description	Interest Rates	Outstanding	Final Maturity
Water Cntrl and Impr Refunding Bonds - Series 2015	3.00%-5.00%	\$6,045,000	8/1/2029

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

Year Ending September 30,	Principal	Interest	Total
2025	\$1,135,000	\$196,925	\$1,331,925
2026	\$1,175,000	\$162,875	\$1,337,875
2027	\$1,205,000	\$126,156	\$1,331,156
2028	\$1,245,000	\$86,994	\$1,331,994
2029	\$1,285,000	\$44,975	\$1,329,975
Total	<u>\$6,045,000</u>	<u>\$617,925</u>	<u>\$6,662,925</u>

UNIT 11 - PGA NATIONAL

Fund Name:	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	2,953,690	3,185,052	3,185,052	3,694,082	4,036,063
31903 Delinquent Taxes - Prior Year	464	-	-	-	-
	<u>2,954,154</u>	<u>3,185,052</u>	<u>3,185,052</u>	<u>3,694,082</u>	<u>4,036,063</u>
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(13,437)	(30,341)	(30,342)	(35,186)	(38,443)
54903 TAX DISCOUNT	(107,212)	(122,497)	(114,879)	(142,074)	(155,227)
	<u>(120,649)</u>	<u>(152,838)</u>	<u>(145,221)</u>	<u>(177,260)</u>	<u>(193,670)</u>
Other					
32900 PERMIT FEES	1,750	-	1,000	-	-
32901 PLAT FEES	250	-	-	-	-
33453 FEMA (Fed)- Hurricane Ian	11,922	-	-	-	-
36110 INTEREST EARNINGS	94,826	-	110,104	-	-
36132 INTEREST EARNINGS-TAXES	2,928	-	4,384	-	-
	<u>111,676</u>	<u>-</u>	<u>115,488</u>	<u>-</u>	<u>-</u>
TOTAL REVENUES	2,945,181	3,032,214	3,155,319	3,516,822	3,842,393
EXPENSES					
Personnel Services					
59117 Personnel Services	436,281	484,387	363,099	502,931	518,019
	<u>436,281</u>	<u>484,387</u>	<u>363,099</u>	<u>502,931</u>	<u>518,019</u>
Contractual Services					
53101 ENGINEERING FEES	25,780	54,000	16,193	51,000	5,000
53109 LEGAL SERVICES	11,073	5,000	4,814	8,000	8,000
53114 WATER QUALITY	12,046	17,390	22,734	17,390	17,390
53118 OTHER PROFESSIONAL SVCS	760	1,333	-	-	-
53201 AUDITORS SERVICES	9,801	11,242	11,242	11,242	11,242
53402 MARSH MAINT-LITTORAL ZONE	468,207	525,150	525,150	834,126	834,126
53403 CHEMICAL WEED CONTROL	316,130	331,937	331,937	341,895	341,895
53407 TRASH DISPOSAL	-	1,000	-	1,000	1,000
53409 MOWING AND LANDSCAPING	32,315	34,683	34,683	37,226	37,226
53412 BIOLOGICAL WEED CONTROL	-	6,460	6,460	10,000	10,000
53413 PRESERVE/EXOTIC MAINT	80,680	109,250	74,272	112,528	112,528
59126 Insurance	45,715	52,326	55,252	62,600	66,356
	<u>1,002,507</u>	<u>1,149,771</u>	<u>1,082,737</u>	<u>1,487,007</u>	<u>1,444,763</u>
Utilities					
54301 ELECTRICITY	194,268	229,530	171,121	219,440	226,023
54302 WATER/SEWER	352	369	369	369	369
	<u>194,620</u>	<u>229,899</u>	<u>171,490</u>	<u>219,809</u>	<u>226,392</u>
Supplies & Materials					
54701 PRINTING	21	-	-	-	-
54905 LEGAL ADS	858	-	-	1,000	1,000

UNIT 11 - PGA NATIONAL

Fund Name:	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
UNIT 11 - MAINTENANCE FUND					
54908 GOV'MNTL REGISTRATION FEE	75	300	75	-	-
55201 FUEL-PUMP STATIONS	3,285	8,000	-	11,200	11,200
55206 MISCELLANEOUS SUPPLIES	591	-	-	-	-
	4,830	8,300	75	12,200	12,200
Repairs & Maintenance					
54601 REPAIR & MAINT-AERATORS	231,540	254,110	266,079	261,870	261,870
54602 REPAIR & MAINT-PUMP STATN	51,250	55,000	7,286	62,000	10,000
54604 REPAIR & MAINT-CANAL/LAKE	12,850	47,000	44,400	12,000	12,000
54606 REPAIR & MAINT-BLDG	38,772	6,000	1,305	6,000	10,000
54608 REPAIR & MAINT - GENERAL	5,637	15,000	2,485	15,000	15,000
54610 REPAIR & MAINT-TELEMETRY	34,380	10,500	2,329	30,000	15,000
54611 REPAIR & MAINT-ROADS	45,284	130,000	67,503	130,000	25,000
54613 REPAIR & MAINT-CULVERTS	2,000	100,000	4,200	100,000	100,000
54614 REPAIR & MAINT - GATE	-	5,000	850	23,000	23,000
54617 Repairs & Maint - Catch Basins	-	160,000	67,760	180,000	100,000
54618 R&M-AERATOR REFURBISHMENTS	30,130	35,000	24,394	36,250	36,250
54619 R&M-GENERATORS	9,135	17,500	6,962	23,500	23,500
54622 REPAIR & MAINT- RTU GATES	-	2,000	-	-	-
54623 R & M WATER STRUCTURES	-	4,500	-	4,500	4,500
54624 R&M-PRESERVE STRUCTURES/INLETS	1,920	2,080	2,080	2,080	2,080
56707 FEMA - lan	1,550	-	-	-	-
	464,448	843,690	497,633	886,200	638,200
Capital Outlay					
56301 IMPRVMENTS OTHER THAN BLDG	11,300	-	-	306,358	15,000
56302 ROADS/BRIDGES	542,970	-	155,178	15,000	500,000
56304 GIS	9,524	8,403	9,653	7,661	7,661
56401 MACHINERY & EQUIPMENT	81,135	202,500	242,871	66,000	100,000
56501 CONSTRUCTION IN PROGRESS	55,598	-	-	-	-
	700,527	210,903	407,702	395,019	622,661
Debt Service					
57101 DEBT SERVICE-PRINCIPAL	175,092	179,522	179,522	184,064	188,726
57201 DEBT SERVICE-INTEREST	22,425	16,983	16,983	11,463	5,803
	197,517	196,505	196,505	195,527	194,529
Other					
59110 ADMINISTRAT TRANSFER OUT	98,650	104,922	60,811	122,680	122,680
59111 OPERATIONS TRANSFER OUT	50,618	53,837	31,203	62,949	62,949
99999 Add'l cash required/(available) for budget	(177,942)	(250,000)	-	(367,500)	-
	(28,674)	(91,241)	92,014	(181,871)	185,629
TOTAL EXPENSES	2,972,056	3,032,214	2,811,255	3,516,822	3,842,393

	Tax per Assessable Unit				Number of Assessable Units	
	FYE 9/30/25	FYE 9/30/24	Incr/(Decr) \$	%	FYE 9/30/25	FYE 9/30/24
ALL NON EXEMPT PARCELS - Maint	\$645.48	\$556.73	\$88.75	16%	5,723	5,721

UNIT 11 - PGA NATIONAL

Budget Highlights:

- > The contract for aquatic weed control and marsh maintenance (a/c #53403 and 53402) allows for annual extensions through FYE 9/30/26. The FY25 budget reflects a 3% increase with the renewal for FY25 due to the contractor's request for an increase. In addition to the 3% price increase, in response to landowner requests for a higher service level, the FY25 budget reflects the addition of a second 5-man crew for 165 days at a rate of \$1,777.10/day (165 days x 1,777.10/day = \$293,221.50).
- > The contract for weed control (a/c #53403) and marsh maintenance (a/c #53402) allows for annual extensions through FYE 9/30/27. The FY25 budget reflects a 3% increase with the renewal for FY25 due to the contractor's request for an increase.
- > Mowing and landscaping (a/c #53409) contract allows for annual extensions through FYE 9/30/27. The FY25 budget reflects a 7% increase with the renewal for FY25 due to the contractor's request for an increase.
- > Mowing and landscaping (a/c #53409) contract allows for annual extensions through FYE 9/30/27. The FY25 budget reflects a 8% increase with the renewal for FY25 due to the contractor's request for an increase.
- > FY25 Biological Weed Control (a/c #53412) is for a "BioBoost Nest" project, a non-chemical approach to treat algae, odor, murkiness and aquatic weeds.
- > Preserve maintenance (a/c #53413) contract allows annual extensions through FYE 9/30/28. The FY25 budget reflects a 3% increase with the renewal for FY25 due to the contractor's request for an increase.
- > Electricity expense (a/c #54301) is based upon most recent twelve months total increased by an estimated rate increase.
- > Repairs & Maintenance- Roads (a/c #54611) includes funding for sidewalk repairs, swale restorations, sign refurbishments, and miscellaneous road repairs.
- > Budgeted Repair & Maintenance- Culverts (a/c #54613) includes diving inspections on various culverts in accordance with maintenance schedule.
- > FY25 budget includes Repair & Maintenance- Catch Basins (a/c # 54617) \$180,000 to clean catch basins in Northern owned roads. The \$180,000 includes a carryover of budgeted funds from FY24.
- > FY25 budget for Improvements Other than Building (a/c #56301) includes \$306,358 for the dredging of miscellaneous canals to enhance aerator efficiency and operation.
- > Budget for Machinery & Equipment (a/c# 56401) includes 2 new fuel polishers. The budget in FY24 included \$46,000 for 2 new aerators, a deposit on a generator, and \$25,000 for 1 new fuel polisher.
- > Using 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. 11, PGA National: 3 Pump Stations with 7 Pumps; 2 Mechanical Gates; 2 Fixed Structures; 1 Operable Structure; 1 Operable Gate; 88 Aerators; Preserves; Lakes and Marshes; Major Roadways; Sidewalks; 6 Telemetry Stations; 5 Metritapes; Culverts; 7 Landscape Sites; 3 Permanent Backup Generators; 3 Fuel Tanks; 4 Guardhouses; 1 Dock; 1 Rain Gauge; 2 Golf Cart Underpasses.

Debt Outstanding as of 9/30/24:

Description	Interest Rates	Outstanding	Final Maturity
60.94% of Units 11/14 2011 Pump Stn Renewal Note	3.075%	\$372,790	8/1/2026

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

Year Ending September 30,	Principal	Interest	Total
2025	\$184,064	\$11,463	\$195,527

UNIT 11 - PGA NATIONAL

2026	<u>\$188,726</u>	<u>\$5,803</u>	<u>\$194,529</u>
Total	<u><u>\$372,790</u></u>	<u><u>\$17,266</u></u>	<u><u>\$390,056</u></u>

UNIT 12 - HIGHLAND PINES

Fund Name:	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	67,666	78,561	78,561	85,100	85,830
	67,666	78,561	78,561	85,100	85,830
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(307)	(754)	(750)	(810)	(817)
54903 TAX DISCOUNT	(2,469)	(3,021)	(2,850)	(3,273)	(3,301)
	(2,776)	(3,775)	(3,600)	(4,083)	(4,118)
Other					
32900 PERMIT FEES	500	-	-	-	-
36002 MISC REV - INS CLAIMS	199	-	-	-	-
36110 INTEREST EARNINGS	5,534	-	7,154	-	-
36132 INTEREST EARNINGS-TAXES	65	-	101	-	-
	6,298	-	7,255	-	-
TOTAL REVENUES	71,188	74,786	82,216	81,017	81,712
EXPENSES					
Personnel Services					
59117 Personnel Services	11,769	15,395	9,912	12,895	13,282
	11,769	15,395	9,912	12,895	13,282
Contractual Services					
53109 LEGAL SERVICES	348	-	-	-	-
53201 AUDITORS SERVICES	302	346	346	346	346
53403 CHEMICAL WEED CONTROL	187	194	194	202	202
53407 TRASH DISPOSAL	-	1,000	1,150	-	-
53409 MOWING AND LANDSCAPING	3,160	3,381	3,381	3,618	3,618
59126 Insurance	4,266	4,832	5,102	5,135	5,443
	8,263	9,753	10,173	9,301	9,609
Repairs & Maintenance					
54601 REPAIR & MAINT-AERATORS	7	-	-	-	-
54604 REPAIR & MAINT-CANAL/LAKE	-	1,000	2,850	1,000	1,000
54608 REPAIR & MAINT - GENERAL	250	1,000	302	1,000	1,000
54610 REPAIR & MAINT-TELEMETRY	953	5,000	102	10,000	10,000
54614 REPAIR & MAINT - GATE	-	1,500	-	1,500	1,500
54622 REPAIR & MAINT- RTU GATES	-	2,000	-	-	-
54623 R & M WATER STRUCTURES	-	4,000	-	4,000	4,000
	1,210	14,500	3,254	17,500	17,500
Capital Outlay					
56301 IMPRVMENTS OTHER THAN BLDG	-	10,000	7,800	-	-
56304 GIS	2,722	2,088	2,088	2,677	2,677
56401 MACHINERY & EQUIPMENT	1,502	-	-	-	-
	4,224	12,088	9,888	2,677	2,677

UNIT 12 - HIGHLAND PINES

Fund Name: UNIT 12 - MAINTENANCE FUND	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
Other					
59110 ADMINISTRAT TRANSFER OUT	25,107	26,703	15,476	31,222	31,222
59111 OPERATIONS TRANSFER OUT	5,967	6,347	3,679	7,422	7,422
99999 Add'l cash required/(available) for budget	15,262	(10,000)	-	-	-
	46,336	23,050	19,155	38,644	38,644
TOTAL EXPENSES	71,802	74,786	52,382	81,017	81,712

	<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>9/30/25</u>	<u>9/30/24</u>	<u>\$</u>	<u>%</u>	<u>9/30/25</u>	<u>9/30/24</u>
ALL NON EXEMPT PARCELS - Maint	\$42.55	\$39.30	\$3.25	8%	2,000	1,999

Budget Highlights:

- > Chemical Weed Control (a/c 53403) contract allows for annual extensions through FYE 9/30/25. The FY25 budget reflects a 4% increase with the renewal for FY25 due to the contractor's request for an increase.
- > Mowing and landscaping (a/c #53409) contract allows for annual extensions through FYE 9/30/27. The FY25 budget reflects a 7% increase with the renewal for FY25 due to the contractor's request for an increase.

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: UNIT 12A - MAINTENANCE FUND	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	25,027	27,236	27,236	29,056	29,359
	25,027	27,236	27,236	29,056	29,359
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(115)	(259)	(260)	(276)	(279)
54903 TAX DISCOUNT	(922)	(1,048)	(980)	(1,118)	(1,130)
	(1,037)	(1,307)	(1,240)	(1,394)	(1,409)
Other					
36110 INTEREST EARNINGS	3,175	-	4,133	-	-
36132 INTEREST EARNINGS-TAXES	17	-	30	-	-
	3,192	-	4,163	-	-
TOTAL REVENUES	27,182	25,929	30,159	27,662	27,950
EXPENSES					
Personnel Services					
59117 Personnel Services	5,479	6,750	4,685	6,494	6,689
	5,479	6,750	4,685	6,494	6,689
Contractual Services					
53201 AUDITORS SERVICES	120	138	138	138	138
53403 CHEMICAL WEED CONTROL	1,173	1,255	1,255	1,318	1,318
53407 TRASH DISPOSAL	-	1,500	-	500	500
59126 Insurance	126	127	134	132	140
	1,419	3,020	1,527	2,088	2,096
Utilities					
54301 ELECTRICITY	2,581	2,730	1,927	2,839	2,924
	2,581	2,730	1,927	2,839	2,924
Repairs & Maintenance					
54601 REPAIR & MAINT-AERATORS	1,016	7,994	1,466	8,140	8,140
54604 REPAIR & MAINT-CANAL/LAKE	-	500	-	500	500
54608 REPAIR & MAINT - GENERAL	-	1,000	-	1,000	1,000
54613 REPAIR & MAiNT-CULVERTS	-	3,500	-	2,000	2,000
	1,016	12,994	1,466	11,640	11,640
Other					
59110 ADMINISTRAT TRANSFER OUT	3,307	3,517	2,038	4,112	4,112
59111 OPERATIONS TRANSFER OUT	393	418	242	489	489
99999 Add'l cash required/(available) for budget	13,217	(3,500)	-	-	-
	16,917	435	2,280	4,601	4,601
TOTAL EXPENSES	27,412	25,929	11,885	27,662	27,950

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>9/30/25</u>	<u>9/30/24</u>	<u>\$</u>	<u>%</u>	<u>9/30/25</u>	<u>9/30/24</u>
ALL NON EXEMPT PARCELS - Maint	\$271.34	\$253.76	\$17.58	7%	127	127

Budget Highlights:

- > Chemical Weed Control (a/c 53403) contract allows for annual extensions through FYE 9/30/25. The FY25 budget reflects a 5% increase with the renewal for FY25 due to the contractor's request for an increase.
- > Electricity expense (a/c #54301) increased due to rate increases.

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 rates shown above are cumulative.
- 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; 2 Aerators; Lake Culverts.

UNIT 14 - EASTPOINTE

Fund Name:	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	833,676	1,011,427	1,010,533	1,080,392	1,135,752
	833,676	1,011,427	1,010,533	1,080,392	1,135,752
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(3,768)	(9,632)	(9,599)	(10,291)	(10,818)
54903 TAX DISCOUNT	(29,020)	(38,899)	(35,281)	(41,552)	(43,681)
	(32,788)	(48,531)	(44,880)	(51,843)	(54,499)
Other					
32900 PERMIT FEES	500	-	250	-	-
33453 FEMA (Fed)- Hurricane Ian	4,284	-	-	-	-
36002 MISC REV - INS CLAIMS	299	-	-	-	-
36110 INTEREST EARNINGS	28,242	-	32,997	-	-
36132 INTEREST EARNINGS-TAXES	1,017	-	1,624	-	-
	34,342	-	34,871	-	-
TOTAL REVENUES	835,230	962,896	1,000,524	1,028,549	1,081,253
EXPENSES					
Personnel Services					
59117 Personnel Services	119,055	137,411	117,947	161,021	165,852
	119,055	137,411	117,947	161,021	165,852
Contractual Services					
53101 ENGINEERING FEES	-	1,000	98	1,000	1,000
53109 LEGAL SERVICES	6,677	5,000	4,901	5,000	5,000
53114 WATER QUALITY	3,504	5,480	7,457	5,480	5,480
53118 OTHER PROFESSIONAL SVCS	240	507	-	-	-
53201 AUDITORS SERVICES	3,398	3,898	3,898	3,898	3,898
53403 CHEMICAL WEED CONTROL	39,908	42,702	42,702	44,837	44,837
53407 TRASH DISPOSAL	950	1,000	-	12,400	12,400
53409 MOWING AND LANDSCAPING	9,391	10,079	13,771	17,272	17,272
59126 Insurance	13,553	16,109	17,010	19,574	20,748
	77,621	85,775	89,837	109,461	110,635
Utilities					
54301 ELECTRICITY	183,915	181,850	131,138	191,124	196,858
	183,915	181,850	131,138	191,124	196,858
Supplies & Materials					
54908 GOV/MNTL REGISTRATION FEE	75	100	75	-	-
55201 FUEL-PUMP STATIONS	1,193	3,000	272	4,095	4,095
	1,268	3,100	347	4,095	4,095
Repairs & Maintenance					
54601 REPAIR & MAINT-AERATORS	169,309	166,474	155,065	194,110	194,110
54602 REPAIR & MAINT-PUMP STATN	5,219	20,000	3,132	25,700	25,700

UNIT 14

EASTPOINTE

UNIT 14 - EASTPOINTE

Fund Name:	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
UNIT 14 - MAINTENANCE FUND					
54604 REPAIR & MAINT-CANAL/LAKE	16,800	5,000	5,000	5,000	3,000
54606 REPAIR & MAINT-BLDG	-	1,000	176	1,500	1,500
54608 REPAIR & MAINT - GENERAL	1,197	5,000	5,520	5,000	5,000
54610 REPAIR & MAINT-TELEMETRY	11,343	6,000	918	17,500	5,000
54613 REPAIR & MAINT-CULVERTS	33,825	40,000	76,203	-	5,000
54614 REPAIR & MAINT - GATE	-	1,500	-	1,500	1,500
54618 R&M-AERATOR REFURBISHMENTS	23,286	28,000	25,289	29,000	29,000
54619 R&M-GENERATORS	2,773	12,500	2,470	15,500	15,500
54623 R & M WATER STRUCTURES	-	3,000	-	3,000	3,000
56707 FEMA - lan	350	-	-	-	-
	264,102	288,474	273,773	297,810	288,310
Capital Outlay					
56301 IMPRVMENTS OTHER THAN BLDG	-	-	230,909	-	-
56304 GIS	1,555	1,478	1,853	1,532	1,532
56401 MACHINERY & EQUIPMENT	21,475	115,500	95,925	49,000	100,000
	23,030	116,978	328,687	50,532	101,532
Debt Service					
57101 DEBT SERVICE-PRINCIPAL	94,028	96,407	96,407	131,602	134,106
57201 DEBT SERVICE-INTEREST	12,043	9,120	9,120	50,660	47,621
	106,071	105,527	105,527	182,262	181,727
Other					
59110 ADMINISTRAT TRANSFER OUT	13,562	14,425	8,360	16,866	16,866
59111 OPERATIONS TRANSFER OUT	12,366	13,152	7,623	15,378	15,378
99999 Add'l cash required/(available) for budget	41,775	16,204	-	-	-
	67,703	43,781	15,983	32,244	32,244
TOTAL EXPENSES	842,765	962,896	1,063,239	1,028,549	1,081,253

	<u>Tax per Assessable Unit</u>				<u>Number of Assessable Units</u>	
	FYE 9/30/25	FYE 9/30/24	<u>Incr/(Decr)</u>		FYE 9/30/25	FYE 9/30/24
			\$	%		
A - Maint	\$954.83	\$893.88	\$60.95	7%	416	416
B - Maint	\$954.83	\$893.88	\$60.95	7%	700	700
C - Maint	\$528.62	\$494.88	\$33.74	7%	28	28

Budget Highlights:

- > New proposed loan approximating \$500,000 for the culvert work and generator replacement. For budget purposes, the loan is payable over 10 years, and assumes a 9% interest rate. Debt service for the new loan is included in the maintenance budget. Loan proceeds and expenditures will be recorded separately in a Capital Projects Fund.
- > Chemical Weed Control (a/c 53403) contract allows for annual extensions through FYE 9/30/25. The FY25 budget reflects a 5% increase with the renewal for FY25 due to the contractor's request for an increase.
- > Mowing and landscaping (a/c #53409) consists of three contracts which are each allowed annual extensions through FYE 9/30/27. The FY25 budget reflects the contractor's request for an increase of 7% in one contract and 8% in the other two. Also, additional service was added to the pump stations landscaping contract.
- > Electricity expense (a/c #54301) increased as a result of a new aerator installation as well as increases to rates.

UNIT 14 - EASTPOINTE

- > FY25 budget includes \$49,000 for 2 new aerators in Machinery & Equipment (a/c# 56401). The FY24 budget also included 1 new aerator, 1 new fuel polisher, and a 25% deposit on a 400 KW generator replacement. The remaining 75% balance on the generator is to be funded from the proposed loan budgeted for FY25.

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. 14, Eastpointe: 1 Pump Station with 3 Pumps; 66 Aerators; 3 Telemetry Stations; 3 Metritapes; Lakes; Culverts; Canal Right-of-Way; 2 Landscape Sites; 1 Dock; 1 Fuel Tank.

Debt Outstanding as of 9/30/24:

Description	Interest Rates	Outstanding	Final Maturity
Proposed loan for culvert repairs and generator replacement	9%	\$502,500	8/1/2034
32.73% of Units 11/14 2011 Pump Stn Renewal Note	3.075%	\$200,196	8/1/2026
Total outstanding		<u>\$702,696</u>	

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

Year Ending September 30,	Principal	Interest	Total
2025	\$131,602	\$50,660	\$182,262
2026	\$137,121	\$44,606	\$181,727
2027	\$39,063	\$38,198	\$77,261
2028	\$42,657	\$34,603	\$77,260
2029	\$46,583	\$30,678	\$77,261
THEREAFTER	\$305,670	\$80,632	\$386,302
Total	<u>\$702,696</u>	<u>\$279,377</u>	<u>\$982,073</u>

UNIT 15 - VILLAGES OF PALM BEACH LAKES

Fund Name: UNIT 15 - MAINTENANCE FUND	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	912,718	996,570	995,214	1,042,768	937,904
31901 AGREEMENT ASSESSMENTS	48,424	56,445	56,195	59,075	53,134
31903 Delinquent Taxes - Prior Year	520	-	(14)	-	-
	961,662	1,053,015	1,051,395	1,101,843	991,038
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(4,112)	(9,510)	(9,426)	(9,933)	(8,934)
54903 TAX DISCOUNT	(32,980)	(38,328)	(35,426)	(40,105)	(36,072)
54904 UNIQUE ASSMTS DISCOUNT	(214)	(2,708)	(93)	(2,834)	(2,549)
	(37,306)	(50,546)	(44,945)	(52,872)	(47,555)
Other					
32900 PERMIT FEES	1,500	-	500	-	-
36110 INTEREST EARNINGS	31,637	-	46,366	-	-
36132 INTEREST EARNINGS-TAXES	1,275	-	1,621	-	-
	34,412	-	48,487	-	-
TOTAL REVENUES	958,768	1,002,469	1,054,937	1,048,971	943,483
EXPENSES					
Personnel Services					
59117 Personnel Services	74,006	89,865	67,606	95,704	98,575
	74,006	89,865	67,606	95,704	98,575
Contractual Services					
53101 ENGINEERING FEES	-	5,000	1,468	20,000	20,000
53109 LEGAL SERVICES	2,958	1,200	899	1,200	1,200
53201 AUDITORS SERVICES	3,079	3,532	3,532	3,532	3,532
53403 CHEMICAL WEED CONTROL	76,652	82,018	82,018	86,119	86,119
53407 TRASH DISPOSAL	30,000	30,000	30,000	30,000	30,000
53409 MOWING AND LANDSCAPING	13,620	14,587	14,587	15,622	15,622
59126 Insurance	11,380	12,972	13,697	13,627	14,445
	137,689	149,309	146,201	170,100	170,918
Utilities					
54301 ELECTRICITY	206,194	206,720	155,702	227,440	234,263
	206,194	206,720	155,702	227,440	234,263
Repairs & Maintenance					
54601 REPAIR & MAINT-AERATORS	116,938	193,608	125,415	204,440	204,440
54604 REPAIR & MAINT-CANAL/LAKE	9,100	25,000	17,530	65,000	65,000
54608 REPAIR & MAINT - GENERAL	585	15,000	3,570	10,000	12,000
54610 REPAIR & MAINT-TELEMETRY	4,466	6,000	465	15,000	15,000
54613 REPAIR & MAINT-CULVERTS	-	30,000	-	30,000	10,000
54614 REPAIR & MAINT - GATE	-	3,500	-	1,500	1,500
54618 R&M-AERATOR REFURBISHMENTS	28,909	28,000	24,329	29,000	29,000
54622 REPAIR & MAINT- RTU GATES	-	6,000	-	-	-

UNIT 15

VILLAGES OF PALM BEACH LAKES

UNIT 15 - VILLAGES OF PALM BEACH LAKES

Fund Name:	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
UNIT 15 - MAINTENANCE FUND					
54623 R & M WATER STRUCTURES	-	11,000	-	11,000	11,000
	159,998	318,108	171,309	365,940	347,940
Capital Outlay					
56301 IMPRVMNTS OTHER THAN BLDG	-	501,500	23,800	200,000	-
56304 GIS	6,603	5,779	6,404	6,095	6,095
56401 MACHINERY & EQUIPMENT	48,986	92,000	89,307	98,000	-
	55,589	599,279	119,511	304,095	6,095
Other					
59110 ADMINISTRAT TRANSFER OUT	59,128	62,887	36,448	73,531	73,531
59111 OPERATIONS TRANSFER OUT	9,779	10,401	6,028	12,161	12,161
99999 Add'l cash required/(available) for budget	264,608	(434,100)	-	(200,000)	-
	333,515	(360,812)	42,476	(114,308)	85,692
TOTAL EXPENSES	966,991	1,002,469	702,805	1,048,971	943,483

	<u>Tax per Assessable Unit</u>				<u>Number of Assessable Units</u>	
	<u>FYE 9/30/25</u>	<u>FYE 9/30/24</u>	<u>Incr/(Decr)</u>		<u>FYE 9/30/25</u>	<u>FYE 9/30/24</u>
			\$	%		
ALL NON EXEMPT PARCELS - Maint	\$242.11	\$231.33				
Total	\$242.11	\$231.33	\$10.78	5%	4,551	4,552

Budget Highlights:

- > Budget for Engineering (a/c #53101) includes W-3 & W-4 study.
- > Chemical Weed Control (a/c 53403) contract allows for annual extensions through FYE 9/30/25. The FY25 budget reflects a 5% increase with the renewal for FY25 due to the contractor's request for an increase.
- > Mowing and landscaping (a/c #53409) consists of two contracts which are each allowed annual extensions through FYE 9/30/27. The FY25 budget reflects the contractor's request for an increase of 7% in one contract and 8% in the other.
- > Electricity expense (a/c #54301) increased as a result of new aerator installations as well as increases to rates.
- > FY25 budget for Repair & Maint-CANAL/LAKE (a/c #54604) includes funding for australian pine trees to be cut down below grade.
- > Budget for Repair & Maint - Telemetry (a/c # 54610) includes inspections and possible upgrades for the 3 RTU's located within this unit at a cost estimate of \$5,000 per RTU.
- > FY25 budget includes \$98,000 for 4 new aerators in Machinery & Equipment (a/c# 56401). The FY24 budget also included 4 new aerators.
- > Using 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, 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.

UNIT 15 - VILLAGES OF PALM BEACH LAKES

- 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; 68 Aerators; Lakes; Canal Rights-of-Way; 3 Telemetry Stations, 3 Metritapes; 4 Landscaping Sites; 1 Dock.

UNIT 16 - PALM BEACH PARK OF COMMERCE

Fund Name: UNIT 16 - MAINTENANCE FUND	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	1,225,490	1,374,841	1,374,841	1,635,182	1,452,021
31901 AGREEMENT ASSESSMENTS	33,567	-	-	-	-
	1,259,057	1,374,841	1,374,841	1,635,182	1,452,021
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(5,561)	(13,093)	(13,099)	(15,570)	(13,826)
54903 TAX DISCOUNT	(46,466)	(52,876)	(52,941)	(62,889)	(55,845)
	(52,027)	(65,969)	(66,040)	(78,459)	(69,671)
Other					
32900 PERMIT FEES	3,500	-	4,500	-	-
32901 PLAT FEES	250	-	250	-	-
36110 INTEREST EARNINGS	49,097	-	72,821	-	-
36132 INTEREST EARNINGS-TAXES	981	-	1,616	-	-
	53,828	-	79,187	-	-
TOTAL REVENUES	1,260,858	1,308,872	1,387,988	1,556,723	1,382,350
EXPENSES					
Personnel Services					
59117 Personnel Services	190,009	219,817	163,064	231,577	238,524
	190,009	219,817	163,064	231,577	238,524
Contractual Services					
53101 ENGINEERING FEES	3,875	40,000	5,478	70,000	70,000
53108 ENVIRONMENTAL LIASON	16,999	25,031	36,818	25,031	25,031
53109 LEGAL SERVICES	23,400	15,000	15,120	10,000	10,000
53114 WATER QUALITY	4,481	5,698	6,916	5,698	5,698
53115 FINANCIAL CONS./ADVISOR	109	200	100	200	200
53201 AUDITORS SERVICES	3,967	4,550	4,550	4,550	4,550
53402 MARSH MAINT-LITTORAL ZONE	675	6,386	673	6,577	6,577
53403 CHEMICAL WEED CONTROL	40,471	42,494	42,494	43,769	43,769
53406 SECURITY SERVICES	447,894	461,331	461,331	479,784	479,784
53407 TRASH DISPOSAL	750	5,000	-	5,000	5,000
53409 MOWING AND LANDSCAPING	43,360	46,395	46,395	49,643	49,643
53413 PRESERVE/EXOTIC MAINT	23,284	26,220	206	27,007	27,007
57301 TRUSTEE FEES	1,017	1,025	1,350	1,250	1,250
59126 Insurance	4,766	5,628	5,943	6,775	7,181
	615,048	684,958	627,374	735,284	735,690
Utilities					
54301 ELECTRICITY	6,608	6,860	4,952	9,134	9,408
	6,608	6,860	4,952	9,134	9,408
Supplies & Materials					
54905 LEGAL ADS	892	-	-	900	900

UNIT 16 - PALM BEACH PARK OF COMMERCE

Fund Name:	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
UNIT 16 - MAINTENANCE FUND	892	-	-	900	900
Repairs & Maintenance					
54604 REPAIR & MAINT-CANAL/LAKE	3,750	20,000	-	20,000	20,000
54608 REPAIR & MAINT - GENERAL	-	7,500	-	7,500	7,500
54610 REPAIR & MAINT-TELEMETRY	-	1,000	-	1,000	1,000
54611 REPAIR & MAINT-ROADS	27,470	340,000	25,771	340,000	20,000
54613 REPAIR & MAINT-CULVERTS	-	30,000	-	30,000	10,000
54614 REPAIR & MAINT - GATE	-	500	-	500	500
54617 Repairs & Maint - Catch Basins	16,125	100,000	-	160,000	10,000
54621 REPAIR & MAINT- STREET SWEEP	6,548	6,876	6,876	7,200	7,200
54623 R & M WATER STRUCTURES	-	5,000	-	5,000	5,000
	53,893	510,876	32,647	571,200	81,200
Capital Outlay					
56302 ROADS/BRIDGES	-	550,000	-	845,000	300,000
56304 GIS	4,112	3,186	7,561	1,223	1,223
	4,112	553,186	7,561	846,223	301,223
Other					
59110 ADMINISTRAT TRANSFER OUT	7,810	8,307	4,815	9,713	9,713
59111 OPERATIONS TRANSFER OUT	4,577	4,868	2,821	5,692	5,692
99999 Add'l cash required/(available) for budget	389,029	(680,000)	-	(853,000)	-
	401,416	(666,825)	7,636	(837,595)	15,405
TOTAL EXPENSES	1,271,978	1,308,872	843,234	1,556,723	1,382,350
Fund Name:	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
UNIT 16 - DEBT FUND					
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	550,291	537,319	537,319	274,136	311,585
31901 AGREEMENT ASSESSMENTS	15,066	-	-	-	-
	565,357	537,319	537,319	274,136	311,585
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(2,497)	(5,114)	(5,120)	(2,611)	(2,968)
54903 TAX DISCOUNT	(20,866)	(20,665)	(20,690)	(10,543)	(11,983)
	(23,363)	(25,779)	(25,810)	(13,154)	(14,951)
Other					
36110 INTEREST EARNINGS	13,119	-	13,963	-	-
36132 INTEREST EARNINGS-TAXES	440	-	659	-	-
	13,559	-	14,622	-	-
TOTAL REVENUES	555,553	511,540	526,131	260,982	296,634

EXPENSES

UNIT 16 - PALM BEACH PARK OF COMMERCE

Fund Name:	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
UNIT 16 - DEBT FUND					
Debt Service					
57101 DEBT SERVICE-PRINCIPAL	490,000	510,000	542,294	235,000	250,000
57201 DEBT SERVICE-INTEREST	76,397	64,588	32,294	52,297	46,634
	566,397	574,588	574,588	287,297	296,634
Other					
99999 Add'l cash required/(available) for budget	(5,851)	(63,048)	-	(26,315)	-
	(5,851)	(63,048)	-	(26,315)	-
TOTAL EXPENSES	560,546	511,540	574,588	260,982	296,634

	<u>Tax per Assessable Unit</u>				<u>Number of Assessable Units</u>	
	<u>FYE 9/30/25</u>	<u>FYE 9/30/24</u>	<u>Incr/(Decr)</u>		<u>FYE 9/30/25</u>	<u>FYE 9/30/24</u>
			\$	%		
ALL NON EXEMPT PARCELS - Maint	\$1,798.88	\$1,505.85				
ALL NON EXEMPT PARCELS - Debt	\$301.58	\$588.52				
Total	\$2,100.46	\$2,094.37	\$6.09	0%	909	913

Budget Highlights:

- > Agreement Assessments (a/c # 31901) was used to account for a special option agreement that was billed directly by Northern to the owner for a total of twenty four computed acres of property. This property was added to the District's tax roll beginning with FY24.
- > Bonds were refunded in 2021 with a net present value saving of 12.32% and annual cash flow savings of approximately \$66,000. This reduced the debt assessment for the remaining term of the bonds.
- > The approximate \$200,000 decrease in annual debt service from FY24 to FY25 reflects an earlier debt issue that was set to mature in 2024.
- > Engineering budget (a/c #53101) includes an estimate for preserve survey work, ditch structure modification, and lighting plan study.
- > Environmental Liaison (a/c #53108) contract allows annual extensions through FYE 9/30/27. The contract extension for FY25 kept rates unchanged from FY24.
- > The contract for aquatic weed control and marsh maintenance (a/c #53403 and 53402) allows for annual extensions through FYE 9/30/25. The FY25 budget reflects a 3% increase with the renewal for FY25 due to the contractor's request for an increase.
- > Security services (a/c #53406) provided are through a annual contractual agreement with the Palm Beach County Sheriff's Office. The 2025 budget reflects a 4% rate increase.
- > Mowing and landscaping (a/c #53409) contract allows for annual extensions through FYE 9/30/27. The FY25 budget reflects a 7% increase with the renewal for FY25 due to the contractor's request for an increase.
- > Preserve maintenance (a/c #53413) contract allows annual extensions through FYE 9/30/28. The FY25 budget reflects a 3% increase with the renewal for FY25 due to the contractor's request for an increase.
- > Electricity expense (a/c #54301) increased due to rate increases.
- > Repair & Maintenance- Roads (a/c #54611) includes funding for bridge drainage repairs and additional catch basins. Unspent funds from FY24 are included as a carryforward in the FY25 budget.
- > Repair & Maintenance- Catch Basins (a/c #54617) includes funding to clean all street drains. Unspent funds from FY24 are included as a carryforward in the FY25 budget.
- > Roads/Bridges (a/c #56302) includes road overlay of Park of Commerce Blvd, Commercial Circle-E-W, Venture Way-Corp road south partial, and drainage improvement work at Bridge on POC Blvd. Unspent funds from FY24 are included as a carryforward in the FY25 budget.
- > Using 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.

UNIT 16 - PALM BEACH PARK OF COMMERCE

- 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 9/30/24:

Description	Interest Rates	Outstanding	Final Maturity
Refunding Bonds - Series 2021	2.41% - 3.65%	\$2,170,000	8/1/2032

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

Year Ending September 30,	Principal	Interest	Total
2025	\$235,000	\$52,297	\$287,297
2026	\$250,000	\$46,634	\$296,634
2027	\$255,000	\$40,609	\$295,609
2028	\$260,000	\$34,463	\$294,463
2029	\$275,000	\$28,197	\$303,197
THEREAFTER	\$895,000	\$43,621	\$938,621
Total	<u>\$2,170,000</u>	<u>\$245,821</u>	<u>\$2,415,821</u>

UNIT 18 - IBIS GOLF & COUNTRY CLUB

Fund Name:	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	1,709,683	2,227,070	2,227,070	2,429,580	2,518,666
31903 Delinquent Taxes - Prior Year	644	-	1,967	-	-
	1,710,327	2,227,070	2,229,037	2,429,580	2,518,666
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(7,758)	(21,198)	(21,229)	(23,133)	(23,981)
54903 TAX DISCOUNT	(59,473)	(85,653)	(53,509)	(93,442)	(96,868)
	(67,231)	(106,851)	(74,738)	(116,575)	(120,849)
Other					
32900 PERMIT FEES	1,750	-	750	-	-
33003 Intgov'l rct - Exp Reimbursemt	234,916	229,500	219,934	299,331	299,331
33453 FEMA (Fed)- Hurricane lan	18,981	-	-	-	-
36002 MISC REV - INS CLAIMS	498	-	-	-	-
36110 INTEREST EARNINGS	69,244	-	100,149	-	-
36132 INTEREST EARNINGS-TAXES	1,866	-	3,535	-	-
36600 CONTRIBUTIONS-LANDOWNERS	23,301	22,047	18,453	25,522	25,522
	350,556	251,547	342,821	324,853	324,853
TOTAL REVENUES	1,993,652	2,371,766	2,497,120	2,637,858	2,722,670
EXPENSES					
Personnel Services					
59117 Personnel Services	269,121	319,175	233,090	331,512	341,457
	269,121	319,175	233,090	331,512	341,457
Contractual Services					
53101 ENGINEERING FEES	202	36,000	26,650	16,000	5,000
53109 LEGAL SERVICES	12,129	18,000	2,813	12,000	12,000
53114 WATER QUALITY	310,600	378,187	735,368	400,341	-
53118 OTHER PROFESSIONAL SVCS	760	545	-	-	-
53201 AUDITORS SERVICES	6,870	7,880	7,880	7,880	7,880
53402 MARSH MAINT-LITTORAL ZONE	367,722	411,018	411,018	574,402	631,843
53403 CHEMICAL WEED CONTROL	183,862	193,057	193,056	198,849	198,849
53407 TRASH DISPOSAL	283	1,300	295	-	-
53409 MOWING AND LANDSCAPING	15,576	16,822	16,822	18,168	18,168
53412 BIOLOGICAL WEED CONTROL	-	24,718	24,718	25,000	25,000
59126 Insurance	29,976	34,542	36,474	42,990	45,569
	927,980	1,122,069	1,455,094	1,295,630	944,309
Utilities					
54301 ELECTRICITY	227,208	238,760	157,812	248,310	255,759
	227,208	238,760	157,812	248,310	255,759
Supplies & Materials					
54908 GOV'MNTL REGISTRATION FEE	-	300	-	-	-
55201 FUEL-PUMP STATIONS	1,331	6,000	-	9,200	9,200

UNIT 18 - IBIS GOLF & COUNTRY CLUB

Fund Name:	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
UNIT 18 - MAINTENANCE FUND	1,331	6,300	-	9,200	9,200
Repairs & Maintenance					
54601 REPAIR & MAINT-AERATORS	188,138	189,135	202,451	208,475	208,475
54602 REPAIR & MAINT-PUMP STATN	25,627	55,000	63,949	202,000	20,000
54604 REPAIR & MAINT-CANAL/LAKE	-	10,000	-	10,000	10,000
54606 REPAIR & MAINT-BLDG	4,600	2,000	568	2,000	2,000
54608 REPAIR & MAINT - GENERAL	2,600	15,000	2,690	15,000	15,000
54610 REPAIR & MAINT-TELEMETRY	43,386	37,000	7,505	29,500	200,000
54611 REPAIR & MAINT-ROADS	5,139	175,000	-	95,000	25,000
54613 REPAIR & MAINT-CULVERTS	47,616	40,000	10,469	40,000	15,000
54614 REPAIR & MAINT - GATE	-	1,500	-	3,500	3,500
54617 Repairs & Maint - Catch Basins	100,000	100,000	-	50,000	10,000
54618 R&M-AERATOR REFURBISHMENTS	22,473	28,000	24,394	36,250	36,250
54619 R&M-GENERATORS	6,832	17,500	5,941	23,500	23,500
54621 REPAIR & MAINT- STREET SWEEP	28,252	29,655	29,671	31,150	31,150
54623 R & M WATER STRUCTURES	-	3,000	-	3,000	3,000
56707 FEMA - Ian	1,650	-	-	-	-
	476,313	702,790	347,638	749,375	602,875
Capital Outlay					
56301 IMPRVMENTS OTHER THAN BLDG	29,700	-	-	379,000	379,000
56304 GIS	3,176	3,020	3,020	3,124	3,124
56401 MACHINERY & EQUIPMENT	-	97,500	100,925	250,500	100,000
	32,876	100,520	103,945	632,624	482,124
Debt Service					
57101 DEBT SERVICE-PRINCIPAL	-	49,398	57,346	47,754	50,490
57201 DEBT SERVICE-INTEREST	-	25,500	20,403	29,995	27,259
	-	74,898	77,749	77,749	77,749
Other					
59110 ADMINISTRAT TRANSFER OUT	11,123	11,830	6,856	13,832	13,832
59111 OPERATIONS TRANSFER OUT	5,851	6,223	3,607	7,276	7,276
99999 Add'l cash required/(available) for budget	57,364	(210,799)	-	(727,650)	-
	74,338	(192,746)	10,463	(706,542)	21,108
TOTAL EXPENSES	2,009,167	2,371,766	2,385,791	2,637,858	2,734,581

	<u>Tax per Assessable Unit</u>				<u>Number of Assessable Units</u>	
	FYE 9/30/25	FYE 9/30/24	Incr/(Decr)		FYE 9/30/25	FYE 9/30/24
			\$	%		
APARTMENTS - Maint	\$3,773.95	\$3,459.40	\$314.55	9%	15	15
COMMERCIAL - Maint	\$8,454.94	\$7,750.23	\$704.71	9%	15	15
ERU - Maint	\$987.62	\$905.30	\$82.32	9%	1,862	1,862
GC - Maint	\$909.01	\$833.24	\$75.77	9%	437	437
PSO - Maint	\$2,490.32	\$2,282.76	\$207.56	9%	4	4

Budget Highlights:

UNIT 18 - IBIS GOLF & COUNTRY CLUB

- > This unit was allocated \$600,000 from a 2023 multi-unit loan. The \$600,000 was for control panel replacements of the east and west pump stations. Debt service for the new loan is included the maintenance budget, but the loan proceeds and expenditures are recorded separately in a Capital Projects Fund.
- > Engineering (a/c #53101) includes services related to the pump station control panel updates.
- > Water quality (a/c #53114) includes costs of Alum treatment. 85% of costs associated with Alum treatment are reimbursed by the City of West Palm Beach (see intergovernmental revenue).
- > The contract for aquatic weed control and marsh maintenance (a/c #53403 and 53402) allows for annual extensions through FYE 9/30/26. The FY25 budget reflects a 3% increase with the renewal for FY25 due to the contractor's request for an increase. In addition to the 3% price increase, in response to landowner requests for a higher service level, the FY25 budget reflects the addition of a second 5-man crew for 85 days at a rate of \$1,777.10/day (165 days x 1,777.10/day = \$151,053.50).
- > Mowing and landscaping (a/c #53409) contract allows for annual extensions through FYE 9/30/27. The FY25 budget reflects a 8% increase with the renewal for FY25 due to the contractor's request for an increase.
- > FY25 Biological Weed Control (a/c #53412) is for a "BioBoost Nest" project, a non-chemical approach to treat algae, odor, murkiness and aquatic weeds.
- > Electricity expense (a/c #54301) increased due to rate increases.
- > FY25 budget for Repair & Maintenance - Pump Statn (a/c# 54602) includes \$200,000 for refurbishment of the discharge pipes at the west pump station.
- > Repair & Maintenance- Street Sweeping (a/c #54621) includes funding for street sweeping program on Northern owned roads and POA roads. A portion of the street sweeping program is reimbursed by the Ibis POA (see Contribution-Landowners).
- > FY25 budget for Improvements Other than Building (a/c #56301) includes control panel renovations at the intermediate station and \$55,000 for the replacement of five (5) gauges.
- > FY24 budget for Machinery & Equipment (a/c# 56401) included a 25% deposit totalling \$72,500 on two generator replacements, and the remaining 75% in FY25. The budget in FY24 also included \$25,000 for 1 new fuel polisher .
- > Using 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. 18, Ibis Golf & Country Club: 3 Pump Stations with 7 Pumps; 5 Mechanical Gates; 67 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.

Debt Outstanding as of 9/30/24:

Description	Interest Rates	Outstanding	Final Maturity
2023 Multi unit loan (East & West PS Cntrl Panel Renovations)	5.65%	\$542,656	8/1/2033
Total outstanding		\$542,656	

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

Year Ending September 30,	Principal	Interest	Total
2025	\$47,754	\$29,995	\$77,749
2026	\$50,490	\$27,259	\$77,749
2027	\$53,383	\$24,366	\$77,749
2028	\$56,442	\$21,307	\$77,749

UNIT 18 - IBIS GOLF & COUNTRY CLUB

2029	\$59,676	\$18,073	\$77,749
THEREAFTER	\$274,911	\$36,083	\$310,994
Total	<u>\$542,656</u>	<u>\$157,083</u>	<u>\$699,739</u>

UNIT 19 - REGIONAL CENTER

Fund Name:	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	522,865	576,040	575,989	629,313	558,832
	522,865	576,040	575,989	629,313	558,832
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(2,386)	(5,482)	(5,523)	(5,988)	(5,317)
54903 TAX DISCOUNT	(19,436)	(22,155)	(21,272)	(24,203)	(21,492)
	(21,822)	(27,637)	(26,795)	(30,191)	(26,809)
Other					
32900 PERMIT FEES	500	-	-	-	-
36110 INTEREST EARNINGS	17,600	-	25,346	-	-
36132 INTEREST EARNINGS-TAXES	377	-	597	-	-
	18,477	-	25,943	-	-
TOTAL REVENUES	519,520	548,403	575,137	599,122	532,023
EXPENSES					
Personnel Services					
59117 Personnel Services	93,144	106,131	70,554	99,552	102,539
	93,144	106,131	70,554	99,552	102,539
Contractual Services					
53101 ENGINEERING FEES	-	1,000	-	1,000	1,000
53109 LEGAL SERVICES	1,421	500	1,233	500	500
53114 WATER QUALITY	9,653	14,762	19,871	14,762	14,762
53201 AUDITORS SERVICES	1,761	2,020	2,020	2,020	2,020
53402 MARSH MAINT-LITTORAL ZONE	675	26,665	2,508	27,465	27,465
53403 CHEMICAL WEED CONTROL	29,107	30,563	30,563	31,480	31,480
53407 TRASH DISPOSAL	-	500	-	1,500	1,500
53409 MOWING AND LANDSCAPING	5,160	5,526	5,526	5,918	5,918
53412 BIOLOGICAL WEED CONTROL	-	-	-	25,000	25,000
53413 PRESERVE/EXOTIC MAINT	14,774	20,706	1,780	21,327	21,327
59126 Insurance	5,440	6,043	6,381	6,750	7,155
	67,991	108,285	69,882	137,722	138,127
Utilities					
54301 ELECTRICITY	94,436	90,230	82,344	116,950	120,458
	94,436	90,230	82,344	116,950	120,458
Repairs & Maintenance					
54601 REPAIR & MAINT-AERATORS	45,389	85,365	43,195	107,905	107,905
54604 REPAIR & MAINT-CANAL/LAKE	-	5,000	-	5,000	5,000
54608 REPAIR & MAINT - GENERAL	625	7,000	749	7,000	7,000
54610 REPAIR & MAINT-TELEMETRY	6,387	5,000	307	20,500	20,500
54613 REPAIR & MAINT-CULVERTS	-	20,000	-	20,000	10,000
54614 REPAIR & MAINT - GATE	-	500	-	500	500
54618 R&M-AERATOR REFURBISHMENTS	5,619	7,000	6,082	-	-

UNIT 19

REGIONAL CENTER

UNIT 19 - REGIONAL CENTER

Fund Name:	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
UNIT 19 - MAINTENANCE FUND					
54622 REPAIR & MAINT- RTU GATES	-	4,000	-	-	-
54623 R & M WATER STRUCTURES	1,300	4,000	-	4,000	4,000
	59,320	137,865	50,333	164,905	154,905
Capital Outlay					
56301 IMPRVMENTS OTHER THAN BLDG	-	20,000	15,600	-	-
56304 GIS	2,065	1,845	3,845	1,907	1,907
56401 MACHINERY & EQUIPMENT	82,079	92,000	76,174	98,000	-
	84,144	113,845	95,619	99,907	1,907
Other					
59110 ADMINISTRAT TRANSFER OUT	6,893	7,332	4,249	8,573	8,573
59111 OPERATIONS TRANSFER OUT	4,433	4,715	2,733	5,513	5,513
99999 Add'l cash required/(available) for budget	113,930	(20,000)	-	(34,000)	-
	125,256	(7,953)	6,982	(19,914)	14,086
TOTAL EXPENSES	524,291	548,403	375,714	599,122	532,022

	<u>Tax per Assessable Unit</u>				<u>Number of Assessable Units</u>	
	<u>FYE 9/30/25</u>	<u>FYE 9/30/24</u>	<u>Incr/(Decr)</u>		<u>FYE 9/30/25</u>	<u>FYE 9/30/24</u>
			<u>\$</u>	<u>%</u>		
2701 PGA Blvd Condominium	\$606.50	\$555.16				
Total	\$606.50	\$555.16	\$51.34	9%	3	3
2979 PGA Condominium - Maint	\$1,213.00	\$1,110.31				
Total	\$1,213.00	\$1,110.31	\$102.69	9%	3	3
Harbour Oaks - Maint	\$223.12	\$204.23				
Total	\$223.12	\$204.23	\$18.89	9%	317	317
Landmark at the Gardens Condos - Maint	\$54.80	\$50.16				
Total	\$54.80	\$50.16	\$4.64	9%	166	166
Non-condo parcels - Maint	\$1,819.50	\$1,665.47				
Total	\$1,819.50	\$1,665.47	\$154.03	9%	259	259
San Matera Condos - Maint	\$107.66	\$98.55				
Total	\$107.66	\$98.55	\$9.11	9%	676	676

Budget Highlights:

- > The contract for aquatic weed control and marsh maintenance (a/c #53403 and 53402) allows for annual extensions through FYE 9/30/25. The FY25 budget reflects a 3% increase with the renewal for FY25 due to the contractor's request for an increase.
- > Mowing and landscaping (a/c #53409) consists of two contracts which are each allowed annual extensions through FYE 9/30/27. The FY25 budget reflects the contractor's request for an increase of 7% in one contract and 8% in the other.
- > FY25 Biological Weed Control (a/c #53412) is for a "BioBoost Nest" project, a non-chemical approach to treat algae, odor, murkiness and aquatic weeds.

UNIT 19 - REGIONAL CENTER

- > Preserve maintenance (a/c #53413) contract allows annual extensions through FYE 9/30/28. The FY25 budget reflects a 3% increase with the renewal for FY25 due to the contractor's request for an increase.
- > Electricity expense (a/c #54301) increased as a result of new aerator installations as well as increases to rates.
- > Budget for Repair & Maint - Telemetry (a/c # 54610) includes inspections and possible upgrades for the 4 RTU's located within this unit at a cost estimate of \$5,000 per RTU.
- > FY25 budget includes \$98,000 for 4 new aerators in Machinery & Equipment (a/c# 56401). The FY24 budget also included 4 new aerators.
- > Using 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.
- Part of this unit is overlapped by Unit 19A.
- 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; 35 Aerators; Uplands; Lakes and Marshes; 3 Telemetry Stations, 6 Metritapes; Culverts; 3 Landscape Maintenance Sites; 2 Docks; 1 Rain Gauge.

UNIT 19A - REGIONAL CENTER IRRIGATION

Fund Name: UNIT 19A - MAINTENANCE FUND	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	42,237	41,700	41,696	45,056	82,421
	42,237	41,700	41,696	45,056	82,421
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(192)	(397)	(399)	(429)	(785)
54903 TAX DISCOUNT	(1,608)	(1,604)	(1,580)	(1,733)	(3,170)
	(1,800)	(2,001)	(1,979)	(2,162)	(3,955)
Other					
36110 INTEREST EARNINGS	12,762	-	15,444	-	-
36132 INTEREST EARNINGS-TAXES	33	-	46	-	-
	12,795	-	15,490	-	-
TOTAL REVENUES	53,232	39,699	55,207	42,894	78,466
EXPENSES					
Personnel Services					
59117 Personnel Services	9,049	13,721	8,415	11,377	11,718
	9,049	13,721	8,415	11,377	11,718
Contractual Services					
53101 ENGINEERING FEES	-	1,000	-	1,000	1,000
53109 LEGAL SERVICES	-	500	-	500	500
53201 AUDITORS SERVICES	77	88	88	88	88
59126 Insurance	2,473	2,959	3,124	3,840	4,071
	2,550	4,547	3,212	5,428	5,659
Repairs & Maintenance					
54608 REPAIR & MAINT - GENERAL	-	10,000	-	10,000	10,000
	-	10,000	-	10,000	10,000
Capital Outlay					
56301 IMPRVMENTS OTHER THAN BLDG	-	-	-	-	50,000
56401 MACHINERY & EQUIPMENT	63,775	15,000	-	15,000	-
	63,775	15,000	-	15,000	50,000
Other					
59110 ADMINISTRAT TRANSFER OUT	585	622	360	727	727
59111 OPERATIONS TRANSFER OUT	291	309	179	362	362
99999 Add'l cash required/(available) for budget	(22,631)	(4,500)	-	-	-
	(21,755)	(3,569)	539	1,089	1,089
TOTAL EXPENSES	53,619	39,699	12,166	42,894	78,466

FYE 9/30/25	Tax per Assessable Unit		Number of Assessable Units	
	FYE 9/30/24	Incr/(Decr) \$ %	FYE 9/30/25	FYE 9/30/24

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>9/30/25</u>	<u>9/30/24</u>	<u>\$</u>	<u>%</u>	<u>9/30/25</u>	<u>9/30/24</u>
2701 PGA Blvd Condominium	\$666.69	\$610.86				
Total	\$666.69	\$610.86	\$55.83	9%	3	3
2979 PGA Condominium - Maint	\$1,378.04	\$1,263.06				
Total	\$1,378.04	\$1,263.06	\$114.98	9%	3	3
52434205250010000 - Maint	\$11,957.98	\$10,956.26				
Total	\$11,957.98	\$10,956.26	\$1,001.72	9%	1	1
52434205260270051 - Maint	\$3,997.32	\$3,662.57				
Total	\$3,997.32	\$3,662.57	\$334.75	9%	1	1
52434205260270052 - Maint	\$2,014.13	\$1,845.60				
Total	\$2,014.13	\$1,845.60	\$168.53	9%	1	1
52434205260270062 - Maint	\$2,093.27	\$1,918.85				
Total	\$2,093.27	\$1,918.85	\$174.42	9%	1	1
52434205260270063 - Maint	\$5,994.25	\$5,492.25				
Total	\$5,994.25	\$5,492.25	\$502.00	9%	1	1
52434205260270064 - Maint	\$6,024.96	\$5,520.68				
Total	\$6,024.96	\$5,520.68	\$504.28	9%	1	1
52434205260270065 - Maint	\$2,038.24	\$1,867.91				
Total	\$2,038.24	\$1,867.91	\$170.33	9%	1	1
52434205260270067 - Maint	\$2,015.49	\$1,846.86				
Total	\$2,015.49	\$1,846.86	\$168.63	9%	1	1
52434205260270068 - Maint	\$2,014.42	\$1,845.87				
Total	\$2,014.42	\$1,845.87	\$168.55	9%	1	1
52434205260270069 - Maint	\$2,028.85	\$1,859.23				
Total	\$2,028.85	\$1,859.23	\$169.62	9%	1	1
52434205270270042 - Maint	\$4,058.40	\$3,719.10				
Total	\$4,058.40	\$3,719.10	\$339.30	9%	1	1
52434206000001100 - Maint	\$10,202.11	\$9,349.68				
Total	\$10,202.11	\$9,349.68	\$852.43	9%	1	1
52434206000003040 - Maint	\$10,029.48	\$9,189.91				
Total	\$10,029.48	\$9,189.91	\$839.57	9%	1	1

UNIT 19A

REGIONAL CENTER IRRIGATION

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>9/30/25</u>	<u>9/30/24</u>	<u>\$</u>	<u>%</u>	<u>9/30/25</u>	<u>9/30/24</u>
52434206030010000 - Maint	\$1,327.81	\$1,216.72				
Total	\$1,327.81	\$1,216.72	\$111.09	9%	1	1
52434206030030000 - Maint	\$6,089.87	\$5,580.75				
Total	\$6,089.87	\$5,580.75	\$509.12	9%	1	1
52434206050000000 - Maint	\$47,711.45	\$43,732.05				
Total	\$47,711.45	\$43,732.05	\$3,979.40	9%	1	1
52434206060000000 - Maint	\$12,480.03	\$11,439.42				
Total	\$12,480.03	\$11,439.42	\$1,040.61	9%	1	1
52434206070010010 - Maint	\$3,979.64	\$3,646.21				
Total	\$3,979.64	\$3,646.21	\$333.43	9%	1	1
52434206070010020 - Maint	\$2,039.24	\$1,868.85				
Total	\$2,039.24	\$1,868.85	\$170.39	9%	1	1
52434206070020000 - Maint	\$6,047.69	\$5,541.71				
Total	\$6,047.69	\$5,541.71	\$505.98	9%	1	1
52434206080010000 - Maint	\$3,975.57	\$3,642.44				
Total	\$3,975.57	\$3,642.44	\$333.13	9%	1	1
52434206120010020 - Maint	\$18,996.46	\$17,414.96				
Total	\$18,996.46	\$17,414.96	\$1,581.50	9%	1	1
52434206120010040 - Maint	\$4,112.91	\$3,769.55				
Total	\$4,112.91	\$3,769.55	\$343.36	9%	1	1
52434206120020000 - Maint	\$16,909.68	\$15,502.12				
Total	\$16,909.68	\$15,502.12	\$1,407.56	9%	1	1
52434206120030000 - Maint	\$2,112.42	\$1,936.57				
Total	\$2,112.42	\$1,936.57	\$175.85	9%	1	1
52434206230010000 - Maint	\$6,083.28	\$5,574.66				
Total	\$6,083.28	\$5,574.66	\$508.62	9%	1	1
52434206230020000 - Maint	\$597.36	\$547.38				
Total	\$597.36	\$547.38	\$49.98	9%	1	1
52434206230020010 - Maint	\$1,609.11	\$1,474.47				
Total	\$1,609.11	\$1,474.47	\$134.64	9%	1	1

UNIT 19A

REGIONAL CENTER IRRIGATION

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>9/30/25</u>	<u>9/30/24</u>	<u>\$</u>	<u>%</u>	<u>9/30/25</u>	<u>9/30/24</u>
52434206230020020 - Maint	\$1,203.10	\$1,102.44				
Total	\$1,203.10	\$1,102.44	\$100.66	9%	1	1
52434206230030000 - Maint	\$1,637.15	\$1,500.17				
Total	\$1,637.15	\$1,500.17	\$136.98	9%	1	1
52434206230030010 - Maint	\$2,336.83	\$2,141.31				
Total	\$2,336.83	\$2,141.31	\$195.52	9%	1	1
52434206230030020 - Maint	\$1,564.68	\$1,433.77				
Total	\$1,564.68	\$1,433.77	\$130.91	9%	1	1
52434206230040000 - Maint	\$899.96	\$824.66				
Total	\$899.96	\$824.66	\$75.30	9%	1	1
52434206230050000 - Maint	\$133.64	\$122.46				
Total	\$133.64	\$122.46	\$11.18	9%	1	1
52434206230060000 - Maint	\$779.60	\$714.36				
Total	\$779.60	\$714.36	\$65.24	9%	1	1
52434206300010000 - Maint	\$0.00	\$82,240.34				
Total	\$0.00	\$82,240.34	#####	-100%	0	1
52434206300010010 - Maint	\$87,842.02	\$0.00				
Total	\$87,842.02	\$0.00	\$87,842.02		1	0
52434206300010020 - Maint	\$1,936.71	\$0.00				
Total	\$1,936.71	\$0.00	\$1,936.71		1	0
52434206300130000 - Maint	\$1,977.28	\$1,811.50				
Total	\$1,977.28	\$1,811.50	\$165.78	9%	1	1
52434206300180000 - Maint	\$3,918.44	\$3,589.56				
Total	\$3,918.44	\$3,589.56	\$328.88	9%	1	1
Harbour Oaks (317 Units) - Maint	\$236.99	\$217.06				
Total	\$236.99	\$217.06	\$19.93	9%	317	317
Landmark at the Gardens Condos - Maint	\$59.85	\$54.84				
Total	\$59.85	\$54.84	\$5.01	9%	166	166
San Matera Condos - 1081 sq ft - Maint	\$119.33	\$109.35				
Total	\$119.33	\$109.35	\$9.98	9%	24	24

UNIT 19A

REGIONAL CENTER IRRIGATION

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>9/30/25</u>	<u>9/30/24</u>	<u>\$</u>	<u>%</u>	<u>9/30/25</u>	<u>9/30/24</u>
San Matera Condos - 1203 sq ft - Maint	\$120.65	\$110.57				
Total	\$120.65	\$110.57	\$10.08	9%	24	24
San Matera Condos - 1288-1331 sq ft - M	\$121.86	\$111.69				
Total	\$121.86	\$111.69	\$10.17	9%	128	128
San Matera Condos - 1370 sq ft - Maint	\$122.45	\$112.24				
Total	\$122.45	\$112.24	\$10.21	9%	44	44
San Matera Condos - 1718-1730 sq ft - M	\$126.23	\$115.74				
Total	\$126.23	\$115.74	\$10.49	9%	20	20
San Matera Condos - 1818-1832 sq ft - M	\$127.36	\$116.78				
Total	\$127.36	\$116.78	\$10.58	9%	16	16
San Matera Condos - 710 sq ft - Maint	\$115.32	\$105.64				
Total	\$115.32	\$105.64	\$9.68	9%	24	24
San Matera Condos - 783-816 sq ft - Maint	\$116.40	\$106.64				
Total	\$116.40	\$106.64	\$9.76	9%	166	166
San Matera Condos - 896 sq ft - Maint	\$117.33	\$107.50				
Total	\$117.33	\$107.50	\$9.83	9%	36	36
San Matera Condos - 999-1016 sq ft - Mai	\$118.56	\$108.64				
Total	\$118.56	\$108.64	\$9.92	9%	194	194

Budget Highlights:

- > Budget for Machinery & equipment (a/c #56401) includes potential irrigation controller replacement in case of force majeure.

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 rates shown above are cumulative.
- 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 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	229,726	228,083	228,083	118,514	124,206
31901 AGREEMENT ASSESSMENTS	9,894	9,837	9,837	4,072	4,268
	239,620	237,920	237,920	122,586	128,474
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(1,040)	(2,173)	(2,201)	(1,129)	(1,183)
54903 TAX DISCOUNT	(8,370)	(8,772)	(8,110)	(4,558)	(4,777)
54904 UNIQUE ASSMTS DISCOUNT	-	(376)	(393)	(195)	(204)
	(9,410)	(11,321)	(10,704)	(5,882)	(6,164)
Other					
32900 PERMIT FEES	1,000	-	2,750	-	-
36110 INTEREST EARNINGS	12,455	-	13,349	-	-
36132 INTEREST EARNINGS-TAXES	263	-	314	-	-
	13,718	-	16,413	-	-
TOTAL REVENUES	243,928	226,599	243,629	116,704	122,310
EXPENSES					
Personnel Services					
59117 Personnel Services	37,480	41,005	36,491	47,834	49,269
	37,480	41,005	36,491	47,834	49,269
Contractual Services					
53101 ENGINEERING FEES	(11,586)	5,000	65,976	15,000	15,000
53109 LEGAL SERVICES	1,711	1,000	7,990	1,000	1,000
53114 WATER QUALITY	1,183	1,577	1,971	1,577	1,577
53201 AUDITORS SERVICES	490	562	562	562	562
53403 CHEMICAL WEED CONTROL	7,057	7,550	7,550	7,928	7,928
53407 TRASH DISPOSAL	-	500	-	1,500	1,500
59126 Insurance	1,309	1,478	1,561	1,685	1,786
	164	17,667	85,610	29,252	29,353
Repairs & Maintenance					
54604 REPAIR & MAINT-CANAL/LAKE	11,800	12,000	10,000	10,000	10,000
54608 REPAIR & MAINT - GENERAL	8,641	10,000	7,372	22,000	22,000
54614 REPAIR & MAINT - GATE	-	1,000	-	1,500	1,500
54617 Repairs & Maint - Catch Basins	-	5,000	16,392	5,000	5,000
54623 R & M WATER STRUCTURES	-	3,000	-	3,000	3,000
	20,441	31,000	33,764	41,500	41,500
Capital Outlay					
56301 IMPRVMENTS OTHER THAN BLDG	195,550	20,000	80,000	-	-
56304 GIS	524	498	498	516	516
56501 CONSTRUCTION IN PROGRESS	39,710	-	-	-	-
	235,784	20,498	80,498	516	516

UNIT 20 - JUNO ISLES

Fund Name:	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
UNIT 20 - MAINTENANCE FUND					
Other					
59110 ADMINISTRAT TRANSFER OUT	874	929	538	1,086	1,086
59111 OPERATIONS TRANSFER OUT	470	500	290	585	585
99999 Add'l cash required/(available) for budget	(49,204)	115,000	-	(4,069)	-
	(47,860)	116,429	828	(2,398)	1,671
TOTAL EXPENSES	246,009	226,599	237,191	116,704	122,309

	<u>Tax per Assessable Unit</u>				<u>Number of Assessable Units</u>	
	FYE 9/30/25	FYE 9/30/24	<u>Incr/(Decr)</u>		FYE 9/30/25	FYE 9/30/24
			\$	%		
A - Maint	\$561.67	\$1,080.96	(\$519.29)	-48%	96	96
B - Maint	\$421.26	\$810.72	(\$389.46)	-48%	23	23
C - Maint	\$280.84	\$540.48	(\$259.64)	-48%	154	154
D - Maint	\$140.42	\$270.24	(\$129.82)	-48%	112	112

Budget Highlights:

- > The Preserve at Juno Beach consists of 29 lots on approximately 12 acres of land that joined the unit by agreement in 2014. Another agreement also specifies that the District will be responsible for the maintenance and repair of the exfiltration system associated with this land. Since 2014, The Preserve At Juno Beach Homeowners Association, Inc. was invoiced directly by the District for their share of maintenance costs along with a \$2,000 annual fee to build a reserve for maintenance and repair cost of the exfiltration system. These receipts were posted to Agreement Assessments (a/c # 31901). A termination of the agreement related to the exfiltration system is currently being considered, so the FY25 budget does not include any revenue related to that system. If termination occurs, the District may forward the funds collected to date for the exfiltration system totalling \$20,000 plus accrued interest less any expenses to the new agency responsible for the future maintenance repairs to it.
- > Chemical Weed Control (a/c 53403) contract allows for annual extensions through FYE 9/30/25. The FY25 budget reflects a 5% increase with the renewal for FY25 due to the contractor's request for an increase.

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 20D 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. Also included in the annual billing was a charge for the maintenance of the Preserve at Juno Beach exfiltration system and reserve funds collected for the exfiltration trench per the Agreement. The agreement related to the exfiltration system is currently being considered for termination. Accordingly, revenues related to the exfiltration system have been excluded from the FY25 budget calculations.
- 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:	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	515,485	834,032	834,032	912,769	921,786
	515,485	834,032	834,032	912,769	921,786
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(2,327)	(7,943)	(8,004)	(8,692)	(8,778)
54903 TAX DISCOUNT	(19,294)	(32,077)	(30,899)	(35,105)	(35,452)
	(21,621)	(40,020)	(38,903)	(43,797)	(44,230)
Other					
32900 PERMIT FEES	-	-	250	-	-
33453 FEMA (Fed)- Hurricane Ian	3,126	-	-	-	-
36110 INTEREST EARNINGS	14,631	-	23,006	-	-
36132 INTEREST EARNINGS-TAXES	509	-	809	-	-
36600 CONTRIBUTIONS-LANDOWNERS	136,531	-	-	-	-
	154,797	-	24,065	-	-
TOTAL REVENUES	648,661	794,012	819,194	868,972	877,556
EXPENSES					
Personnel Services					
59117 Personnel Services	168,828	201,952	141,281	208,793	215,057
	168,828	201,952	141,281	208,793	215,057
Contractual Services					
53101 ENGINEERING FEES	1,120	10,000	12,000	1,000	1,000
53109 LEGAL SERVICES	2,670	1,500	-	800	800
53114 WATER QUALITY	5,980	8,953	11,925	8,953	8,953
53118 OTHER PROFESSIONAL SVCS	520	235	-	-	-
53201 AUDITORS SERVICES	2,308	2,647	2,647	2,647	2,647
53402 MARSH MAINT-LITTORAL ZONE	96,537	132,236	92,018	136,203	136,203
53403 CHEMICAL WEED CONTROL	37,705	51,432	51,432	52,975	52,975
53409 MOWING AND LANDSCAPING	300	321	321	343	343
53412 BIOLOGICAL WEED CONTROL	-	-	-	25,000	25,000
53413 PRESERVE/EXOTIC MAINT	207,163	203,205	146,764	216,053	216,053
59126 Insurance	7,768	9,279	9,798	11,869	12,582
	362,071	419,808	326,905	455,843	456,556
Utilities					
54301 ELECTRICITY	18,126	19,710	13,174	21,902	22,559
	18,126	19,710	13,174	21,902	22,559
Supplies & Materials					
54908 GOV/MNTL REGISTRATION FEE	75	100	75	-	-
55201 FUEL-PUMP STATIONS	413	2,000	119	3,605	3,605
55206 MISCELLANEOUS SUPPLIES	194	-	95	-	-
	682	2,100	289	3,605	3,605

UNIT 21 - OLD MARSH

Fund Name:	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
UNIT 21 - MAINTENANCE FUND					
Repairs & Maintenance					
54601 REPAIR & MAINT-AERATORS	24,144	52,940	29,934	56,200	56,200
54602 REPAIR & MAINT-PUMP STATN	806	10,000	2,194	16,300	16,300
54604 REPAIR & MAINT-CANAL/LAKE	-	12,500	1,857	5,000	5,000
54606 REPAIR & MAINT-BLDG	-	2,000	154	2,000	2,000
54608 REPAIR & MAINT - GENERAL	500	3,000	545	3,000	3,000
54610 REPAIR & MAINT-TELEMETRY	9,170	10,000	710	17,500	17,500
54613 REPAIR & MAINT-CULVERTS	-	10,000	-	10,000	5,000
54614 REPAIR & MAINT - GATE	-	1,500	-	1,500	1,500
54619 R&M-GENERATORS	17,221	12,500	2,173	15,500	15,500
54623 R & M WATER STRUCTURES	-	3,000	-	3,000	3,000
54624 R&M-PRESERVE STRUCTURES/INLETS	1,920	2,080	2,080	2,080	2,080
	53,761	119,520	39,647	132,080	127,080
Capital Outlay					
56304 GIS	413	392	392	406	406
56401 MACHINERY & EQUIPMENT	9,248	31,250	31,250	93,750	-
	9,661	31,642	31,642	94,156	406
Debt Service					
57101 DEBT SERVICE-PRINCIPAL	-	24,699	28,673	23,877	25,245
57201 DEBT SERVICE-INTEREST	-	12,750	10,201	14,997	13,629
	-	37,449	38,874	38,874	38,874
Other					
59110 ADMINISTRAT TRANSFER OUT	6,129	6,519	3,778	7,622	7,622
59111 OPERATIONS TRANSFER OUT	4,662	4,958	2,874	5,797	5,797
99999 Add'l cash required/(available) for budget	29,394	(49,646)	-	(99,700)	-
	40,185	(38,169)	6,652	(86,281)	13,419
TOTAL EXPENSES	653,314	794,012	598,464	868,972	877,556

	<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>9/30/25</u>	<u>9/30/24</u>	<u>\$</u>	<u>%</u>	<u>9/30/25</u>	<u>9/30/24</u>
ALL NON EXEMPT PARCELS - Maint	\$3,012.44	\$2,752.58	\$259.86	9%	303	303

Budget Highlights:

- > This unit was allocated \$300,000 from a 2023 multi-unit loan. The \$600,000 was for the pump station control panel replacement. Debt service for the new loan is included the maintenance budget, but the loan proceeds and expenditures are recorded separately in a Capital Projects Fund.
- > The contract for aquatic weed control and marsh maintenance (a/c #53403 and 53402) allows for annual extensions through FYE 9/30/25. The FY25 budget reflects a 3% increase with the renewal for FY25 due to the contractor's request for an increase.
- > Mowing and landscaping (a/c #53409) contract allows for annual extensions through FYE 9/30/27. The FY25 budget reflects a 7% increase with the renewal for FY25 due to the contractor's request for an increase.
- > FY25 Biological Weed Control (a/c #53412) is for a "BioBoost Nest" project, a non-chemical approach to treat algae, odor, murkiness and aquatic weeds.
- > Preserve maintenance (a/c #53413) contract allows annual extensions through FYE 9/30/28. The FY25 budget reflects a 3% increase with the renewal for FY25 due to the contractor's request for an increase. In addition to the 3% price increase, in response to landowner requests for a higher service level, the FY25 budget reflects 3 additional days of crew work over the prior year.

UNIT 21 - OLD MARSH

- > Electricity expense (a/c #54301) increased due to rate increases.
- > Budget for Repair & Maint - Telemetry (a/c # 54610) includes inspections and possible upgrades for the 3 RTU's located within this unit at a cost estimate of \$5,000 per RTU.
- > FY24 budget for Machinery & Equipment (a/c# 56401) included a 25% deposit totalling \$31,250 on a 100 KW generator replacement, and the remaining 75% in FY25.
- > Using 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. 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; 20 Aerators.

Debt Outstanding as of 9/30/24:

Description	Interest Rates	Outstanding	Final Maturity
2023 Multi unit loan (control panel renovations)	5.65%	\$271,327	8/1/2033

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

Year Ending September 30,	Principal	Interest	Total
2025	\$23,877	\$14,997	\$38,874
2026	\$25,245	\$13,629	\$38,874
2027	\$26,691	\$12,183	\$38,874
2028	\$28,221	\$10,653	\$38,874
2029	\$29,838	\$9,036	\$38,874
THEREAFTER	\$137,455	\$18,041	\$155,496
Total	<u>\$271,327</u>	<u>\$78,539</u>	<u>\$349,866</u>

UNIT 23 - THE SHORES

Fund Name:	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	312,532	326,553	326,553	357,461	442,193
31901 AGREEMENT ASSESSMENTS	8,594	8,979	8,979	9,829	12,159
	321,126	335,532	335,532	367,290	454,352
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(1,423)	(3,110)	(3,131)	(3,401)	(4,207)
54903 TAX DISCOUNT	(11,688)	(12,559)	(12,036)	(13,748)	(17,007)
54904 UNIQUE ASSMTS DISCOUNT	(344)	(431)	(359)	(472)	(584)
	(13,455)	(16,100)	(15,526)	(17,621)	(21,798)
Other					
32900 PERMIT FEES	250	-	500	-	-
36110 INTEREST EARNINGS	10,398	-	14,610	-	-
36132 INTEREST EARNINGS-TAXES	259	-	362	-	-
	10,907	-	15,472	-	-
TOTAL REVENUES	318,578	319,432	335,478	349,669	432,554
EXPENSES					
Personnel Services					
59117 Personnel Services	56,190	60,016	49,917	66,035	68,016
	56,190	60,016	49,917	66,035	68,016
Contractual Services					
53101 ENGINEERING FEES	-	1,000	-	1,000	1,000
53109 LEGAL SERVICES	-	500	93	500	500
53114 WATER QUALITY	1,307	1,568	1,829	1,568	1,568
53201 AUDITORS SERVICES	1,097	1,258	1,258	1,258	1,258
53402 MARSH MAINT-LITTORAL ZONE	12,308	36,805	5,012	37,909	37,909
53403 CHEMICAL WEED CONTROL	37,044	38,896	38,896	40,063	40,063
53407 TRASH DISPOSAL	-	500	-	500	500
53409 MOWING AND LANDSCAPING	600	648	648	700	700
53413 PRESERVE/EXOTIC MAINT	108,132	115,031	114,657	133,135	133,135
59126 Insurance	2,423	2,807	2,964	3,212	3,405
	162,911	199,013	165,357	219,845	220,038
Utilities					
54301 ELECTRICITY	350	330	255	374	385
	350	330	255	374	385
Repairs & Maintenance					
54604 REPAIR & MAINT-CANAL/LAKE	-	5,000	-	5,000	5,000
54608 REPAIR & MAINT - GENERAL	150	4,000	165	4,000	4,000
54610 REPAIR & MAINT-TELEMETRY	2,168	1,000	121	5,000	5,000
54613 REPAIR & MAINT-CULVERTS	-	100,000	41,500	100,000	100,000
54614 REPAIR & MAINT - GATE	-	1,500	1,900	-	-
54622 REPAIR & MAINT- RTU GATES	-	2,000	-	-	-

UNIT 23

THE SHORES

UNIT 23 - THE SHORES

Fund Name:	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
UNIT 23 - MAINTENANCE FUND					
54623 R & M WATER STRUCTURES	1,400	2,000	-	2,000	2,000
54624 R&M-PRESERVE STRUCTURES/INLETS	2,696	2,912	2,912	2,912	2,912
	6,414	118,412	46,598	118,912	118,912
Capital Outlay					
56304 GIS	967	919	919	951	951
56401 MACHINERY & EQUIPMENT	376	-	-	-	-
	1,343	919	919	951	951
Other					
59110 ADMINISTRAT TRANSFER OUT	12,999	13,826	8,013	16,166	16,166
59111 OPERATIONS TRANSFER OUT	6,502	6,916	4,008	8,086	8,086
99999 Add'l cash required/(available) for budget	74,715	(80,000)	-	(80,700)	-
	94,216	(59,258)	12,021	(56,448)	24,252
TOTAL EXPENSES	321,424	319,432	275,067	349,669	432,554

	<u>Tax per Assessable Unit</u>				<u>Number of Assessable Units</u>	
	<u>FYE 9/30/25</u>	<u>FYE 9/30/24</u>	<u>Incr/(Decr)</u>		<u>FYE 9/30/25</u>	<u>FYE 9/30/24</u>
			\$	%		
ALL NON EXEMPT PARCELS - Maint	\$517.31	\$472.58				
Total	\$517.31	\$472.58	\$44.73	9%	710	710

Budget Highlights:

- > The contract for aquatic weed control and marsh maintenance (a/c #53403 and 53402) allows for annual extensions through FYE 9/30/25. The FY25 budget reflects a 3% increase with the renewal for FY25 due to the contractor's request for an increase.
- > Mowing and landscaping (a/c #53409) contract allows for annual extensions through FYE 9/30/27. The FY25 budget reflects a 8% increase with the renewal for FY25 due to the contractor's request for an increase.
- > Preserve maintenance (a/c #53413) contract allows annual extensions through FYE 9/30/28. The FY25 budget reflects a 3% increase with the renewal for FY25 due to the contractor's request for an increase. In addition to the 3% price increase, in response to landowner requests for a higher service level, the FY25 budget reflects 5 additional days of crew work over the prior year.
- > Electricity expense (a/c #54301) increased due to rate increases.
- > Budget for Repair & Maint - Telemetry (a/c # 54610) includes inspection and possible upgrade for the RTU located within this unit at a cost estimate of \$5,000.
- > Budgeted Repair & Maintenance - Culverts (a/c# 54613) includes continuation of cleaning culverts based on inspections.
- > Using 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.

UNIT 23 - THE SHORES

- 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 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	244,229	349,204	349,204	382,273	541,509
	244,229	349,204	349,204	382,273	541,509
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(1,108)	(3,325)	(3,342)	(3,641)	(5,158)
54903 TAX DISCOUNT	(8,982)	(13,430)	(12,688)	(14,702)	(20,826)
	(10,090)	(16,755)	(16,030)	(18,343)	(25,984)
Other					
36110 INTEREST EARNINGS	23,334	-	30,574	-	-
36132 INTEREST EARNINGS-TAXES	238	-	422	-	-
	23,572	-	30,996	-	-
TOTAL REVENUES	257,711	332,449	364,170	363,930	515,525
EXPENSES					
Personnel Services					
59117 Personnel Services	83,016	94,422	67,792	94,613	97,451
	83,016	94,422	67,792	94,613	97,451
Contractual Services					
53101 ENGINEERING FEES	-	11,500	8,000	1,000	1,000
53109 LEGAL SERVICES	6,467	1,000	116	800	800
53118 OTHER PROFESSIONAL SVCS	240	272	-	-	-
53201 AUDITORS SERVICES	1,274	1,461	1,461	1,461	1,461
53402 MARSH MAINT-LITTORAL ZONE	27,457	48,071	15,676	50,630	50,630
53403 CHEMICAL WEED CONTROL	37,387	39,200	39,200	40,435	40,435
53407 TRASH DISPOSAL	-	1,000	-	1,000	1,000
53409 MOWING AND LANDSCAPING	23,225	24,956	24,956	26,817	26,817
53413 PRESERVE/EXOTIC MAINT	15,746	24,157	4,227	24,882	24,882
59126 Insurance	8,314	9,884	10,437	12,601	13,357
	120,110	161,501	104,073	159,626	160,382
Utilities					
54301 ELECTRICITY	8,304	7,470	6,756	10,046	10,347
	8,304	7,470	6,756	10,046	10,347
Supplies & Materials					
54908 GOV/MNTL REGISTRATION FEE	-	100	-	-	-
55201 FUEL-PUMP STATIONS	650	2,500	-	3,595	3,595
	650	2,600	-	3,595	3,595
Repairs & Maintenance					
54601 REPAIR & MAINT-AERATORS	885	7,994	953	8,140	8,140
54602 REPAIR & MAINT-PUMP STATN	981	20,000	3,965	25,700	25,700
54604 REPAIR & MAINT-CANAL/LAKE	5,050	113,500	59,000	35,000	35,000
54606 REPAIR & MAINT-BLDG	5,383	2,000	99	2,000	2,000

UNIT 24

IRONHORSE

UNIT 24 - IRONHORSE

Fund Name:	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
UNIT 24 - MAINTENANCE FUND					
54607 REPAIR & MAINT-WELLS	-	-	-	2,500	2,500
54608 REPAIR & MAINT - GENERAL	3,463	10,000	507	10,000	10,000
54610 REPAIR & MAINT-TELEMETRY	388	5,000	630	7,500	7,500
54613 REPAIR & MAINT-CULVERTS	7,500	60,000	-	40,000	20,000
54614 REPAIR & MAINT - GATE	-	1,500	-	1,500	1,500
54619 R&M-GENERATORS	2,263	12,500	1,960	15,500	15,500
54623 R & M WATER STRUCTURES	-	2,000	-	2,000	2,000
56707 FEMA - Ian	750	-	-	-	-
	26,663	234,494	67,114	149,840	129,840
Capital Outlay					
56301 IMPRVMNTS OTHER THAN BLDG	-	150,000	9,850	-	-
56304 GIS	596	567	692	586	586
56401 MACHINERY & EQUIPMENT	-	61,250	64,675	108,750	100,000
	596	211,817	75,217	109,336	100,586
Other					
59110 ADMINISTRAT TRANSFER OUT	4,800	5,105	2,959	5,969	5,969
59111 OPERATIONS TRANSFER OUT	5,915	6,290	3,646	7,355	7,355
99999 Add'l cash required/(available) for budget	9,873	(391,250)	-	(176,450)	-
	20,588	(379,855)	6,605	(163,126)	13,324
TOTAL EXPENSES	259,927	332,449	327,557	363,930	515,525

	<u>Tax per Assessable Unit</u>				<u>Number of Assessable Units</u>	
	FYE 9/30/25	FYE 9/30/24	Incr/(Decr) \$	%	FYE 9/30/25	FYE 9/30/24
ALL NON EXEMPT PARCELS - Maint	\$872.77	\$797.27	\$75.50	9%	438	438

Budget Highlights:

- > Chemical Weed Control (a/c 53403) contract allows for annual extensions through FYE 9/30/25. The FY25 budget reflects a 4% increase with the renewal for FY25 due to the contractor's request for an increase.
- > The contract for aquatic weed control and marsh maintenance (a/c #53403 and 53402) allows for annual extensions through FYE 9/30/25. The FY25 budget reflects a 3% increase with the renewal for FY25 due to the contractor's request for an increase. In addition to the 3% price increase, in response to landowner requests for a higher service level, the FY25 budget reflects 1 additional day of crew work over the prior year.
- > Mowing and landscaping (a/c #53409) consists of two contracts which are each allowed annual extensions through FYE 9/30/27. The FY25 budget reflects the contractor's request for an increase of 7% in one contract and 8% in the other.
- > Preserve maintenance (a/c #53413) contract allows annual extensions through FYE 9/30/28. The FY25 budget reflects a 3% increase with the renewal for FY25 due to the contractor's request for an increase.
- > Electricity expense (a/c #54301) is based upon most recent twelve months total increased by an estimated rate increase.
- > FY24 budget for Repair & Maint-CANAL/LAKE (a/c #54604) included funding for australian pine trees to be cut down below grade.
- > Budgeted Repair & Maintenance- Culverts (a/c #54613) includes diving inspections on various culverts in accordance with maintenance schedule.
- > FY24 budget for Improvements Other than Building (a/c #56301) includes control panel renovations.
- > FY24 budget for Machinery & Equipment (a/c# 56401) included a 25% deposit totalling \$36,250 on a 160 KW generator replacement, and the remaining 75% in FY25. The budget in FY24 also included \$25,000 for 1 new fuel polisher .
- > Using accumulated fund balance to offset assessments.

Budget Notes:

UNIT 24 - IRONHORSE

- 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:

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:	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	180,634	184,181	184,181	191,266	127,838
31903 Delinquent Taxes - Prior Year	409	-	-	-	-
	181,043	184,181	184,181	191,266	127,838
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(821)	(1,753)	(1,763)	(1,821)	(1,217)
54903 TAX DISCOUNT	(6,781)	(7,084)	(4,017)	(7,356)	(4,917)
	(7,602)	(8,837)	(5,780)	(9,177)	(6,134)
Other					
36110 INTEREST EARNINGS	9,503	-	12,904	-	-
36132 INTEREST EARNINGS-TAXES	217	-	206	-	-
	9,720	-	13,110	-	-
TOTAL REVENUES	183,161	175,344	191,511	182,089	121,704
EXPENSES					
Personnel Services					
59117 Personnel Services	43,839	48,734	36,516	50,436	51,949
	43,839	48,734	36,516	50,436	51,949
Contractual Services					
53101 ENGINEERING FEES	-	1,000	-	1,000	1,000
53109 LEGAL SERVICES	-	500	440	500	500
53115 FINANCIAL CONS./ADVISOR	109	200	100	200	200
53201 AUDITORS SERVICES	1,336	1,533	1,533	1,533	1,533
53402 MARSH MAINT-LITTORAL ZONE	675	7,512	673	7,738	7,738
53403 CHEMICAL WEED CONTROL	5,297	5,562	5,562	5,729	5,729
53413 PRESERVE/EXOTIC MAINT	55,046	69,021	36,944	97,344	15,000
57301 TRUSTEE FEES	1,000	1,025	1,350	1,250	1,250
59126 Insurance	2,363	2,756	2,910	3,272	3,468
	65,826	89,109	49,512	118,566	36,418
Repairs & Maintenance					
54608 REPAIR & MAINT - GENERAL	-	5,000	-	5,000	5,000
54613 REPAIR & MAINT-CULVERTS	-	10,000	4,000	10,000	5,000
54620 R & M - Preserve Structures	3,260	15,000	-	15,000	15,000
54623 R & M WATER STRUCTURES	-	2,000	-	2,000	2,000
	3,260	32,000	4,000	32,000	27,000
Capital Outlay					
56304 GIS	739	703	703	727	727
	739	703	703	727	727
Other					
59110 ADMINISTRAT TRANSFER OUT	2,496	2,654	1,538	3,103	3,103
59111 OPERATIONS TRANSFER OUT	2,016	2,144	1,243	2,507	2,507

UNIT 27B

BOTANICA

UNIT 27B - BOTANICA

Fund Name:	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
UNIT 27B - MAINTENANCE FUND					
99999 Add'l cash required/(available) for budget	66,625	-	-	(25,250)	-
	71,137	4,798	2,781	(19,640)	5,610
TOTAL EXPENSES	184,801	175,344	93,512	182,089	121,704

Fund Name:	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
UNIT 27B - DEBT FUND					
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	232,507	206,008	206,008	222,596	240,807
31903 Delinquent Taxes - Prior Year	833	-	-	-	-
	233,340	206,008	206,008	222,596	240,807
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(1,058)	(1,961)	(1,973)	(2,119)	(2,293)
54903 TAX DISCOUNT	(8,752)	(7,923)	(7,760)	(8,561)	(9,261)
	(9,810)	(9,884)	(9,733)	(10,680)	(11,554)
Other					
36110 INTEREST EARNINGS	5,420	-	5,383	-	-
36132 INTEREST EARNINGS-TAXES	324	-	226	-	-
	5,744	-	5,609	-	-
TOTAL REVENUES	229,274	196,124	201,884	211,916	229,253

EXPENSES					
Debt Service					
57101 DEBT SERVICE-PRINCIPAL	180,000	185,000	203,358	190,000	200,000
57201 DEBT SERVICE-INTEREST	40,298	36,716	18,358	33,034	29,253
	220,298	221,716	221,716	223,034	229,253
Other					
99999 Add'l cash required/(available) for budget	11,092	(25,592)	-	(11,118)	-
	11,092	(25,592)	-	(11,118)	-
TOTAL EXPENSES	231,390	196,124	221,716	211,916	229,253

	Tax per Assessable Unit				Number of Assessable Units	
	FYE 9/30/25	FYE 9/30/24	Incr/(Decr)		FYE 9/30/25	FYE 9/30/24
			\$	%		
Commercial - Maint	\$1,418.34	\$1,365.80				
Commercial - Debt	\$1,219.31	\$1,128.45				
Total	\$2,637.65	\$2,494.25	\$143.40	6%	6	6
Condo units - Maint	\$316.56	\$304.83				
Condo units - Debt	\$315.33	\$291.83				

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>9/30/25</u>	<u>9/30/24</u>	<u>\$</u>	<u>%</u>	<u>9/30/25</u>	<u>9/30/24</u>
Total	\$631.89	\$596.66	\$35.23	6%	265	265
Single Family - 40 ft lots - Maint	\$401.14	\$386.28				
Single Family - 40 ft lots - Debt	\$534.09	\$494.29				
Total	\$935.23	\$880.57	\$54.66	6%	60	60
Single Family - 50 ft lots - Maint	\$501.42	\$482.85				
Single Family - 50 ft lots - Debt	\$667.61	\$617.86				
Total	\$1,169.03	\$1,100.71	\$68.32	6%	63	63
Single Family - Preserve lots - Maint	\$601.73	\$579.44				
Single Family - Preserve lots - Debt	\$801.16	\$741.46				
Total	\$1,402.89	\$1,320.90	\$81.99	6%	15	15
Townhomes - Maint	\$256.39	\$246.90				
Townhomes - Debt	\$341.37	\$315.93				
Total	\$597.76	\$562.83	\$34.93	6%	134	134

Budget Highlights:

- > Bonds were refunded in 2021 with a net present value saving of 9.34% and annual cash flow savings of approximately \$28,000. This reduced the debt assessment for the remaining term of the bonds.
- > The contract for aquatic weed control and marsh maintenance (a/c #53403 and 53402) allows for annual extensions through FYE 9/30/25. The FY25 budget reflects a 3% increase with the renewal for FY25 due to the contractor's request for an increase.
- > Preserve maintenance (a/c #53413) contract allows annual extensions through FYE 9/30/28. The FY25 budget reflects a 3% increase with the renewal for FY25 due to the contractor's request for an increase, plus the addition of 5 crew days which will include long-term gopher tortoise habitat restoration work. Another addition to this budget line item for FY25 is the introduction of an annual vegetation reduction mowing program.
- > Using 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.
- 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; Culvert;

Debt Outstanding as of 9/30/24:

Description	Interest Rates	Outstanding	Final Maturity
Refunding Bonds - Series 2021	1.99% - 2.52%	\$1,660,000	8/1/2032

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

UNIT 27B - BOTANICA

Year Ending September 30,	Principal	Interest	Total
2025	\$190,000	\$33,034	\$223,034
2026	\$200,000	\$29,253	\$229,253
2027	\$200,000	\$25,273	\$225,273
2028	\$205,000	\$21,293	\$226,293
2029	\$210,000	\$17,214	\$227,214
THEREAFTER	\$655,000	\$26,169	\$681,169
Total	<u>\$1,660,000</u>	<u>\$152,236</u>	<u>\$1,812,236</u>

UNIT 29 - NORTHFORK DEVELOPMENT

Fund Name: UNIT 29 - MAINTENANCE FUND	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	48,979	94,897	94,897	103,565	125,272
	48,979	94,897	94,897	103,565	125,272
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(222)	(903)	(914)	(987)	(1,194)
54903 TAX DISCOUNT	(1,861)	(3,650)	(3,564)	(3,983)	(4,818)
	(2,083)	(4,553)	(4,478)	(4,970)	(6,012)
Other					
36110 INTEREST EARNINGS	3,080	-	3,860	-	-
36132 INTEREST EARNINGS-TAXES	50	-	103	-	-
	3,130	-	3,963	-	-
TOTAL REVENUES	50,026	90,344	94,382	98,595	119,260
EXPENSES					
Personnel Services					
59117 Personnel Services	20,422	18,395	17,198	21,226	21,863
	20,422	18,395	17,198	21,226	21,863
Contractual Services					
53101 ENGINEERING FEES	-	1,000	-	1,000	1,000
53109 LEGAL SERVICES	-	500	-	500	500
53114 WATER QUALITY	1,307	1,568	1,829	1,568	1,568
53118 OTHER PROFESSIONAL SVCS	-	-	3,000	-	-
53201 AUDITORS SERVICES	257	295	295	295	295
53402 MARSH MAINT-LITTORAL ZONE	675	6,386	673	6,577	6,577
53403 CHEMICAL WEED CONTROL	10,716	11,252	11,252	11,590	11,590
53413 PRESERVE/EXOTIC MAINT	16,374	30,820	8,916	33,995	33,995
59126 Insurance	376	418	441	458	486
	29,705	52,239	26,406	55,983	56,011
Repairs & Maintenance					
54613 REPAIR & MAINT-CULVERTS	96,963	-	-	20,000	20,000
	96,963	-	-	20,000	20,000
Capital Outlay					
56304 GIS	180	171	1,421	177	177
	180	171	1,421	177	177
Debt Service					
57101 DEBT SERVICE-PRINCIPAL	-	8,233	9,558	7,959	8,415
57201 DEBT SERVICE-INTEREST	-	4,250	3,400	4,999	4,543
	-	12,483	12,958	12,958	12,958
Other					
59110 ADMINISTRAT TRANSFER OUT	5,451	5,798	3,360	6,779	6,779

UNIT 29

NORTHFORK DEVELOPMENT

UNIT 29 - NORTHFORK DEVELOPMENT

Fund Name:	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
UNIT 29 - MAINTENANCE FUND					
59111 OPERATIONS TRANSFER OUT	1,184	1,258	729	1,472	1,472
99999 Add'l cash required/(available) for budget	(103,436)	-	-	(20,000)	-
	(96,801)	7,056	4,089	(11,749)	8,251
TOTAL EXPENSES	50,469	90,344	62,072	98,595	119,260

	<u>Tax per Assessable Unit</u>				<u>Number of Assessable Units</u>	
	FYE	FYE	<u>Incr/(Decr)</u>		FYE	FYE
	9/30/25	9/30/24	\$	%	9/30/25	9/30/24
ALL NON EXEMPT PARCELS - Maint	\$784.58	\$718.92	\$65.66	9%	132	132

Budget Highlights:

- > This unit was allocated \$600,000 from a 2023 multi-unit loan. The \$100,000 was for culvert work.. Debt service for the new loan is included the maintenance budget, but the loan proceeds and expenditures are recorded separately in a Capital Projects Fund.
- > The contract for aquatic weed control and marsh maintenance (a/c #53403 and 53402) allows for annual extensions through FYE 9/30/25. The FY25 budget reflects a 3% increase with the renewal for FY25 due to the contractor's request for an increase.
- > Preserve maintenance (a/c #53413) contract allows annual extensions through FYE 9/30/28. The FY25 budget reflects a 3% increase with the renewal for FY25 due to the contractor's request for an increase. In addition to the 3% price increase, in response to landowner requests for a higher service level, the FY25 budget reflects 1 additional day of crew work over the prior year.

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.

Debt Outstanding as of 9/30/24:

Description	Interest Rates	Outstanding	Final Maturity
2023 Multi unit loan (culvert repairs)	5.65%	\$90,443	8/1/2033

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

Year Ending September 30,	Principal	Interest	Total
2025	\$7,959	\$4,999	\$12,958
2026	\$8,415	\$4,543	\$12,958
2027	\$8,897	\$4,061	\$12,958
2028	\$9,407	\$3,551	\$12,958
2029	\$9,946	\$3,012	\$12,958
THEREAFTER	\$45,819	\$6,014	\$51,833

UNIT 29 - NORTHFORK DEVELOPMENT

Total	<u>\$90,443</u>	<u>\$26,180</u>	<u>\$116,623</u>
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UNIT 31 - BALLENISLES COUNTRY CLUB

Fund Name: UNIT 31 - MAINTENANCE FUND	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	694,482	929,999	929,999	1,305,638	1,390,922
	694,482	929,999	929,999	1,305,638	1,390,922
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(3,163)	(8,849)	(8,894)	(12,425)	(13,237)
54903 TAX DISCOUNT	(25,511)	(35,768)	(33,346)	(50,215)	(53,495)
	(28,674)	(44,617)	(42,240)	(62,640)	(66,732)
Other					
32900 PERMIT FEES	250	-	-	-	-
36002 MISC REV - INS CLAIMS	299	-	-	-	-
36110 INTEREST EARNINGS	57,382	-	62,299	-	-
36132 INTEREST EARNINGS-TAXES	610	-	1,179	-	-
	58,541	-	63,478	-	-
TOTAL REVENUES	724,349	885,382	951,237	1,242,998	1,324,190
EXPENSES					
Personnel Services					
59117 Personnel Services	167,594	218,743	144,285	204,712	210,853
	167,594	218,743	144,285	204,712	210,853
Contractual Services					
53101 ENGINEERING FEES	101	18,000	39	1,000	5,000
53109 LEGAL SERVICES	9,421	5,000	435	4,000	4,000
53114 WATER QUALITY	3,284	5,140	7,828	5,140	5,140
53201 AUDITORS SERVICES	3,647	4,183	4,183	4,183	4,183
53409 MOWING AND LANDSCAPING	960	1,037	1,037	1,120	1,120
59126 Insurance	19,260	35,169	37,136	45,125	47,832
	36,673	68,529	50,658	60,568	67,275
Utilities					
54301 ELECTRICITY	307,633	309,140	257,353	344,800	355,144
	307,633	309,140	257,353	344,800	355,144
Repairs & Maintenance					
54601 REPAIR & MAINT-AERATORS	251,074	317,235	214,565	343,150	343,150
54604 REPAIR & MAINT-CANAL/LAKE	-	15,000	6,900	10,000	10,000
54606 REPAIR & MAINT-BLDG	17,185	40,000	-	20,000	20,000
54608 REPAIR & MAINT - GENERAL	1,300	10,000	572	10,000	10,000
54610 REPAIR & MAINT-TELEMETRY	3,285	6,000	153	10,000	10,000
54611 REPAIR & MAINT-ROADS	-	25,000	-	25,000	20,000
54613 REPAIR & MAINT-CULVERTS	127,036	50,000	237,657	100,000	20,000
54614 REPAIR & MAINT - GATE	-	500	-	500	500
54617 Repairs & Maint - Catch Basins	99,814	170,000	61,875	100,000	40,000
54618 R&M-AERATOR REFURBISHMENTS	29,721	35,000	38,736	36,250	36,250
54622 REPAIR & MAINT- RTU GATES	-	4,000	-	-	-

UNIT 31 - BALLENISLES COUNTRY CLUB

Fund Name:	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
UNIT 31 - MAINTENANCE FUND					
54623 R & M WATER STRUCTURES	-	4,000	-	4,000	4,000
	529,415	676,735	560,458	658,900	513,900
Capital Outlay					
56301 IMPRVMENTS OTHER THAN BLDG	6,500	60,000	-	-	-
56304 GIS	2,173	2,106	2,356	1,144	1,144
56401 MACHINERY & EQUIPMENT	118,304	138,000	173,549	147,000	150,000
	126,977	200,106	175,905	148,144	151,144
Other					
59110 ADMINISTRAT TRANSFER OUT	15,478	16,463	9,542	19,249	19,249
59111 OPERATIONS TRANSFER OUT	5,328	5,666	3,284	6,625	6,625
99999 Add'l cash required/(available) for budget	(458,424)	(610,000)	-	(200,000)	-
	(437,618)	(587,871)	12,826	(174,126)	25,874
TOTAL EXPENSES	730,674	885,382	1,201,485	1,242,998	1,324,190

	<u>Tax per Assessable Unit</u>				<u>Number of Assessable Units</u>	
	<u>FYE 9/30/25</u>	<u>FYE 9/30/24</u>	<u>Incr/(Decr)</u>		<u>FYE 9/30/25</u>	<u>FYE 9/30/24</u>
			\$	%		
Commercial - Maint	\$4,778.66	\$3,403.82	\$1,374.84	40%	2	2
ERU (Not overlapped by Unit 12) - Maint	\$697.41	\$496.76	\$200.65	40%	518	518
ERU (Overlapped by Unit 12) - Maint	\$739.96	\$536.06	\$203.90	38%	1,057	1,057
GC (Not overlapped by Unit 12) - Maint	\$456.49	\$325.16	\$131.33	40%	355	355
GC (Overlapped by Unit 12) - Maint	\$499.04	\$364.46	\$134.58	37%	78	78

Budget Highlights:

- > Mowing and landscaping (a/c #53409) contract allows for annual extensions through FYE 9/30/27. The FY25 budget reflects a 8% increase with the renewal for FY25 due to the contractor's request for an increase.
- > Electricity expense (a/c #54301) increased as a result of new aerator installations as well as increases to rates.
- > Budgeted Repair & Maintenance- Culverts (a/c #54613) includes diving inspections on various culverts in accordance with maintenance schedule.
- > Budgeted Repair & Maintenance- Catch Basins (a/c # 54617) includes cleaning catch basins in Northern owned roads.
- > FY25 budget includes \$147,000 for 6 new aerators in Machinery & Equipment (a/c# 56401). The FY24 budget also included 6 new aerators.
- > Using 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.
- Because some of this unit overlaps Unit 12, the Unit 12 budget and tax rates are also applicable for some parcels. The rates shown above are cumulative.

Improvements Maintained:

UNIT 31 - BALLENISLES COUNTRY CLUB

Northern maintains the following Improvements in Unit No. 31, BallenIsles Country Club: 2 Operable Structures; 2 Operable Gates; 10 Fixed Structures; 115 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 Underpas

UNIT 32 - PALM COVE

Fund Name: UNIT 32 - MAINTENANCE FUND	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	20,690	22,450	22,450	24,217	24,966
	20,690	22,450	22,450	24,217	24,966
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(95)	(215)	(212)	(231)	(238)
54903 TAX DISCOUNT	(781)	(863)	(843)	(931)	(960)
	(876)	(1,078)	(1,055)	(1,162)	(1,198)
Other					
36110 INTEREST EARNINGS	833	-	1,279	-	-
36132 INTEREST EARNINGS-TAXES	12	-	31	-	-
	845	-	1,310	-	-
TOTAL REVENUES	20,659	21,372	22,705	23,055	23,768
EXPENSES					
Personnel Services					
59117 Personnel Services	5,686	7,435	5,221	6,766	6,969
	5,686	7,435	5,221	6,766	6,969
Contractual Services					
53101 ENGINEERING FEES	-	500	-	1,000	1,000
53109 LEGAL SERVICES	-	500	-	500	500
53201 AUDITORS SERVICES	76	87	87	87	87
53403 CHEMICAL WEED CONTROL	1,734	1,803	1,803	1,875	1,875
53407 TRASH DISPOSAL	-	2,500	1,850	2,500	2,500
53409 MOWING AND LANDSCAPING	2,060	2,204	2,204	2,358	2,358
59126 Insurance	141	150	158	165	175
	4,011	7,744	6,102	8,485	8,495
Repairs & Maintenance					
54604 REPAIR & MAINT-CANAL/LAKE	-	5,000	-	5,000	5,000
54608 REPAIR & MAINT - GENERAL	-	2,500	-	2,500	2,500
54614 REPAIR & MAINT - GATE	-	500	-	500	500
	-	8,000	-	8,000	8,000
Capital Outlay					
56301 IMPRVMENTS OTHER THAN BLDG	-	5,000	-	-	-
56304 GIS	76	72	72	75	75
	76	5,072	72	75	75
Other					
59110 ADMINISTRAT TRANSFER OUT	95	101	59	118	118
59111 OPERATIONS TRANSFER OUT	89	95	55	111	111
99999 Add'l cash required/(available) for budget	10,891	(7,075)	-	(500)	-
	11,075	(6,879)	114	(271)	229

UNIT 32 - PALM COVE

Fund Name:	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
UNIT 32 - MAINTENANCE FUND					
TOTAL EXPENSES	20,848	21,372	11,509	23,055	23,768

	<u>Tax per Assessable Unit</u>				<u>Number of Assessable Units</u>	
	FYE	FYE	<u>Incr/(Decr)</u>		FYE	FYE
	9/30/25	9/30/24	\$	%	9/30/25	9/30/24
ALL NON EXEMPT PARCELS - Maint	\$432.45	\$400.89	\$31.56	8%	56	56

Budget Highlights:

- > Chemical Weed Control (a/c 53403) contract allows for annual extensions through FYE 9/30/25. The FY25 budget reflects a 4% increase with the renewal for FY25 due to the contractor's request for an increase.
- > Mowing and landscaping (a/c #53409) contract allows for annual extensions through FYE 9/30/27. The FY25 budget reflects a 7% increase with the renewal for FY25 due to the contractor's request for an increase.
- > Using 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.
- 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 SUB-UNIT

Fund Name: UNIT 32A - MAINTENANCE FUND	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	5,455	5,000	5,000	5,330	6,906
	5,455	5,000	5,000	5,330	6,906
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(25)	(49)	(48)	(50)	(65)
54903 TAX DISCOUNT	(198)	(192)	(183)	(205)	(266)
	(223)	(241)	(231)	(255)	(331)
Other					
36110 INTEREST EARNINGS	1,023	-	1,248	-	-
36132 INTEREST EARNINGS-TAXES	3	-	4	-	-
	1,026	-	1,252	-	-
TOTAL REVENUES	6,258	4,759	6,021	5,075	6,575
EXPENSES					
Contractual Services					
53114 WATER QUALITY	1,307	1,568	1,829	1,568	1,568
53201 AUDITORS SERVICES	38	44	44	44	44
53409 MOWING AND LANDSCAPING	2,060	2,204	2,204	2,359	2,359
59126 Insurance	20	20	21	24	25
	3,425	3,836	4,098	3,995	3,996
Repairs & Maintenance					
54613 REPAIR & MAINT-CULVERTS	-	1,500	-	1,500	1,500
	-	1,500	-	1,500	1,500
Other					
59110 ADMINISTRAT TRANSFER OUT	298	317	184	371	371
59111 OPERATIONS TRANSFER OUT	570	606	351	709	709
99999 Add'l cash required/(available) for budget	2,014	(1,500)	-	(1,500)	-
	2,882	(577)	535	(420)	1,080
TOTAL EXPENSES	6,307	4,759	4,633	5,075	6,576

	<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>9/30/25</u>	<u>9/30/24</u>	<u>\$</u>	<u>%</u>	<u>9/30/25</u>	<u>9/30/24</u>
ALL NON EXEMPT PARCELS - Maint	\$616.23	\$573.30	\$42.93	7%	29	29

Budget Highlights:

- > Mowing and landscaping (a/c #53409) contract allows for annual extensions through FYE 9/30/27. The FY25 budget reflects a 7% increase with the renewal for FY25 due to the contractor's request for an increase.
- > Using 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.

UNIT 32A - PALM COVE SUB-UNIT

- Because this unit overlaps Unit 32, the Unit 32 budget and tax rates are also applicable. The rates shown above are cumulative.
- 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. 32A, Palm Cove: 1 Fixed Structure; Lake; Culverts.

UNIT 33 - CYPRESS COVE

Fund Name: UNIT 33 - MAINTENANCE FUND	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	16,988	26,474	26,474	28,575	34,601
	16,988	26,474	26,474	28,575	34,601
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(78)	(252)	(252)	(272)	(329)
54903 TAX DISCOUNT	(623)	(1,018)	(991)	(1,099)	(1,331)
	(701)	(1,270)	(1,243)	(1,371)	(1,660)
Other					
36110 INTEREST EARNINGS	1,778	-	2,366	-	-
36132 INTEREST EARNINGS-TAXES	16	-	43	-	-
	1,794	-	2,409	-	-
TOTAL REVENUES	18,081	25,204	27,640	27,204	32,941
EXPENSES					
Personnel Services					
59117 Personnel Services	5,882	6,637	5,833	7,512	7,737
	5,882	6,637	5,833	7,512	7,737
Contractual Services					
53114 WATER QUALITY	1,307	1,568	1,829	1,568	1,568
53201 AUDITORS SERVICES	93	107	107	107	107
53403 CHEMICAL WEED CONTROL	1,948	2,026	2,026	2,107	2,107
53407 TRASH DISPOSAL	-	500	-	-	-
53413 PRESERVE/EXOTIC MAINT	2,403	11,505	-	14,101	14,101
59126 Insurance	173	191	202	200	212
	5,924	15,897	4,164	18,083	18,095
Repairs & Maintenance					
54604 REPAIR & MAINT-CANAL/LAKE	-	500	-	500	500
54608 REPAIR & MAINT - GENERAL	-	500	-	500	500
54613 REPAIR & MAINT-CULVERTS	-	3,000	3,000	3,000	3,000
	-	4,000	3,000	4,000	4,000
Capital Outlay					
56304 GIS	108	102	102	106	106
	108	102	102	106	106
Other					
59110 ADMINISTRAT TRANSFER OUT	1,821	1,937	1,123	2,265	2,265
59111 OPERATIONS TRANSFER OUT	593	631	366	738	738
99999 Add'l cash required/(available) for budget	3,909	(4,000)	-	(5,500)	-
	6,323	(1,432)	1,489	(2,497)	3,003
TOTAL EXPENSES	18,237	25,204	14,588	27,204	32,941

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>9/30/25</u>	<u>9/30/24</u>	<u>\$</u>	<u>%</u>	<u>9/30/25</u>	<u>9/30/24</u>
ALL NON EXEMPT PARCELS - Maint	\$361.71	\$335.12	\$26.59	8%	79	79

Budget Highlights:

- > Chemical Weed Control (a/c 53403) contract allows for annual extensions through FYE 9/30/25. The FY25 budget reflects a 4% increase with the renewal for FY25 due to the contractor's request for an increase.
- > Preserve maintenance (a/c #53413) contract allows annual extensions through FYE 9/30/28. The FY25 budget reflects a 3% increase with the renewal for FY25 due to the contractor's request for an increase. In addition to the 3% price increase, in response to landowner requests for a higher service level, the FY25 budget reflects 1 additional day of crew work over the prior year.
- > Using 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 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	188,798	198,326	198,326	216,748	243,954
	188,798	198,326	198,326	216,748	243,954
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(866)	(1,887)	(1,775)	(2,063)	(2,322)
54903 TAX DISCOUNT	(6,792)	(7,628)	(6,568)	(8,336)	(9,382)
	(7,658)	(9,515)	(8,343)	(10,399)	(11,704)
Other					
32900 PERMIT FEES	500	-	-	-	-
36110 INTEREST EARNINGS	8,652	-	10,954	-	-
36132 INTEREST EARNINGS-TAXES	223	-	590	-	-
	9,375	-	11,544	-	-
TOTAL REVENUES	190,515	188,811	201,527	206,349	232,250
EXPENSES					
Personnel Services					
59117 Personnel Services	63,022	68,289	55,981	77,772	80,105
	63,022	68,289	55,981	77,772	80,105
Contractual Services					
53101 ENGINEERING FEES	-	7,000	-	1,000	1,000
53109 LEGAL SERVICES	1,977	500	-	500	500
53118 OTHER PROFESSIONAL SVCS	18,814	19,096	19,096	19,383	19,383
53201 AUDITORS SERVICES	942	1,080	1,080	1,080	1,080
53407 TRASH DISPOSAL	-	2,500	-	2,500	2,500
53409 MOWING AND LANDSCAPING	13,707	11,780	11,780	12,722	12,722
59126 Insurance	1,532	1,689	1,783	2,137	2,265
	36,972	43,645	33,739	39,322	39,450
Utilities					
54301 ELECTRICITY	452	480	353	499	514
54302 WATER/SEWER	3,497	2,268	3,559	3,492	3,492
	3,949	2,748	3,912	3,991	4,006
Repairs & Maintenance					
54608 REPAIR & MAINT - GENERAL	11,800	10,000	5,185	46,400	46,400
54611 REPAIR & MAINT-ROADS	1,500	26,000	3,500	20,000	20,000
54614 REPAIR & MAINT - GATE	9,580	10,000	12,012	10,000	10,000
54617 Repairs & Maint - Catch Basins	-	20,000	-	30,000	30,000
56707 FEMA - Ian	750	-	-	-	-
	23,630	66,000	20,697	106,400	106,400
Capital Outlay					
56301 IMPRVMNTS OTHER THAN BLDG	-	7,500	-	-	-
56304 GIS	127	120	120	125	125

UNIT 34

HIDDEN KEY

UNIT 34 - HIDDEN KEY

Fund Name:	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
UNIT 34 - MAINTENANCE FUND					
56401 MACHINERY & EQUIPMENT	-	-	9,338	-	-
	127	7,620	9,458	125	125
Debt Service					
57101 DEBT SERVICE-PRINCIPAL	21,668	21,668	21,668	108,325	-
57201 DEBT SERVICE-INTEREST	6,157	5,200	5,293	3,250	-
	27,825	26,868	26,961	111,575	-
Other					
59110 ADMINISTRAT TRANSFER OUT	909	967	560	1,131	1,131
59111 OPERATIONS TRANSFER OUT	831	884	512	1,033	1,033
99999 Add'l cash required/(available) for budget	34,982	(28,210)	-	(135,000)	-
	36,722	(26,359)	1,072	(132,836)	2,164
TOTAL EXPENSES	192,247	188,811	151,820	206,349	232,250

	<u>Tax per Assessable Unit</u>				<u>Number of Assessable Units</u>	
	<u>FYE 9/30/25</u>	<u>FYE 9/30/24</u>	<u>Incr/(Decr)</u>		<u>FYE 9/30/25</u>	<u>FYE 9/30/24</u>
			\$	%		
PER CONDO - Maint	\$1,192.11	\$1,090.79	\$101.32	9%	20	20
SINGLE FAM - Maint	\$2,642.54	\$2,417.95	\$224.59	9%	73	73

Budget Highlights:

- > The terms of the 2014 loan for road overlay and culvert repairs provided for a fixed interest rate of 4% until the "put option date" of 11/20/2024, at which time the rate is adjusted to to the 1-year Treasury Constant Maturity Series rate plus 3%. The loan has no prepayment penalties. The FY25 budget includes paying off the loan at the onset of the new fiscal year in order to avoid a higher interest rate, and achieve future cash flow savings.
- > The budget for Other Professional Svcs (a/c #53118) includes property manager services. The contract allows annual extensions through FYE 9/30/28 with automatic 1.5% increase with each renewal.
- > Mowing and landscaping (a/c #53409) contract allows for annual extensions through FYE 9/30/27. The FY25 budget reflects a 8% increase with the renewal for FY25 due to the contractor's request for an increase.
- > Electricity expense (a/c #54301) increased due to rate increases.
- > FY25 budget for Repair & Maint - General (a/c #54608) includes \$20,000 to paint entryway features.
- > Budgeted Repair & Maintenance- Catch Basins (a/c # 54617) includes removal of oysters from pipes.
- > Using 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 9/30/24:

UNIT 34 - HIDDEN KEY

Description	Interest Rates	Outstanding	Final Maturity
2014 loan for road overlay and culvert repairs	4.00%, Recalculated at put option date on 11/20/2024	\$108,325	8/1/2029

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

Year Ending September 30,	Principal	Interest	Total
2025	\$21,668	\$9,749	\$31,417
2026	\$21,668	\$7,799	\$29,467
2027	\$21,668	\$5,849	\$27,517
2028	\$21,668	\$3,899	\$25,567
2029	\$21,653	\$1,949	\$23,602
Total	<u>\$108,325</u>	<u>\$29,245</u>	<u>\$137,570</u>

UNIT 38 - HARBOUR ISLES

Fund Name: UNIT 38 - MAINTENANCE FUND	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	75,950	78,252	78,252	85,571	91,052
	75,950	78,252	78,252	85,571	91,052
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(349)	(745)	(755)	(815)	(867)
54903 TAX DISCOUNT	(2,648)	(3,010)	(2,748)	(3,291)	(3,502)
	(2,997)	(3,755)	(3,503)	(4,106)	(4,369)
Other					
36110 INTEREST EARNINGS	9,242	-	12,501	-	-
36132 INTEREST EARNINGS-TAXES	65	-	91	-	-
	9,307	-	12,592	-	-
TOTAL REVENUES	82,260	74,497	87,341	81,465	86,683
EXPENSES					
Personnel Services					
59117 Personnel Services	17,966	21,542	14,371	22,469	23,143
	17,966	21,542	14,371	22,469	23,143
Contractual Services					
53101 ENGINEERING FEES	-	8,000	-	1,000	1,000
53109 LEGAL SERVICES	-	500	-	500	500
53201 AUDITORS SERVICES	207	237	237	237	237
59126 Insurance	576	616	650	733	777
	783	9,353	887	2,470	2,514
Repairs & Maintenance					
54608 REPAIR & MAINT - GENERAL	-	5,000	-	5,000	5,000
54611 REPAIR & MAINT-ROADS	-	20,000	3,150	20,000	20,000
54613 REPAIR & MAINT-CULVERTS	-	3,000	-	3,000	3,000
54617 Repairs & Maint - Catch Basins	-	70,000	-	100,000	30,000
	-	98,000	3,150	128,000	58,000
Capital Outlay					
56304 GIS	135	128	128	133	133
	135	128	128	133	133
Other					
59110 ADMINISTRAT TRANSFER OUT	1,646	1,750	1,014	2,046	2,046
59111 OPERATIONS TRANSFER OUT	680	724	420	847	847
99999 Add'l cash required/(available) for budget	61,749	(57,000)	-	(74,500)	-
	64,075	(54,526)	1,434	(71,607)	2,893
TOTAL EXPENSES	82,959	74,497	19,970	81,465	86,683

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>9/30/25</u>	<u>9/30/24</u>	<u>\$</u>	<u>%</u>	<u>9/30/25</u>	<u>9/30/24</u>
ALL NON EXEMPT PARCELS - Maint	\$864.35	\$790.42	\$73.93	9%	99	99

Budget Highlights:

- > Budgeted Repair & Maintenance- Catch Basins (a/c # 54617) includes cleaning catch basins in Northern owned roads.
- > Using 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. 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 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	4,983	7,841	7,841	8,378	10,039
	4,983	7,841	7,841	8,378	10,039
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(23)	(75)	(76)	(81)	(97)
54903 TAX DISCOUNT	(191)	(302)	(283)	(322)	(386)
	(214)	(377)	(359)	(403)	(483)
Other					
36110 INTEREST EARNINGS	1,047	-	1,303	-	-
36132 INTEREST EARNINGS-TAXES	3	-	7	-	-
	1,050	-	1,310	-	-
TOTAL REVENUES	5,819	7,464	8,792	7,975	9,556
EXPENSES					
Personnel Services					
59117 Personnel Services	1,706	2,961	1,520	2,507	2,582
	1,706	2,961	1,520	2,507	2,582
Contractual Services					
53114 WATER QUALITY	1,307	1,568	1,829	1,568	1,568
53201 AUDITORS SERVICES	31	35	35	35	35
59126 Insurance	87	97	102	94	100
	1,425	1,700	1,966	1,697	1,703
Repairs & Maintenance					
54613 REPAIR & MAINT-CULVERTS	-	2,000	-	2,000	2,000
	-	2,000	-	2,000	2,000
Capital Outlay					
56304 GIS	53	50	50	52	52
	53	50	50	52	52
Other					
59110 ADMINISTRAT TRANSFER OUT	1,685	1,793	1,039	2,096	2,096
59111 OPERATIONS TRANSFER OUT	903	960	556	1,123	1,123
99999 Add'l cash required/(available) for budget	93	(2,000)	-	(1,500)	-
	2,681	753	1,595	1,719	3,219
TOTAL EXPENSES	5,865	7,464	5,131	7,975	9,556

	<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>9/30/25</u>	<u>9/30/24</u>	<u>\$</u>	<u>%</u>	<u>9/30/25</u>	<u>9/30/24</u>
ALL NON EXEMPT PARCELS - Maint	\$214.81	\$201.05	\$13.76	7%	39	39

UNIT 41 - MYSTIC COVE

Budget Highlights:

- > Using 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. 41, Mystic Cove: Culverts; Fixed Structure.

UNIT 43 - MIRASOL

Fund Name: UNIT 43 - MAINTENANCE FUND	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	984,461	1,071,832	1,071,831	1,306,785	793,053
31901 AGREEMENT ASSESSMENTS	7,609	3,457	7,609	3,457	2,098
	992,070	1,075,289	1,079,440	1,310,242	795,151
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(4,496)	(10,207)	(10,278)	(12,441)	(7,550)
54903 TAX DISCOUNT	(37,436)	(41,223)	(40,645)	(50,259)	(30,501)
	(41,932)	(51,430)	(50,923)	(62,700)	(38,051)
Other					
32900 PERMIT FEES	250	-	-	-	-
33453 FEMA (Fed)- Hurricane Ian	12,258	-	-	-	-
36110 INTEREST EARNINGS	36,144	-	47,054	-	-
36132 INTEREST EARNINGS-TAXES	705	-	1,144	-	-
	49,357	-	48,198	-	-
TOTAL REVENUES	999,495	1,023,859	1,076,715	1,247,542	757,100
EXPENSES					
Personnel Services					
59117 Personnel Services	200,996	219,571	169,885	240,045	247,246
	200,996	219,571	169,885	240,045	247,246
Contractual Services					
53101 ENGINEERING FEES	-	5,000	41,622	1,000	1,000
53109 LEGAL SERVICES	4,484	1,500	3,651	5,000	5,000
53115 FINANCIAL CONS./ADVISOR	109	200	100	200	200
53118 OTHER PROFESSIONAL SVCS	760	601	-	-	-
53201 AUDITORS SERVICES	4,154	4,765	4,765	4,765	4,765
53403 CHEMICAL WEED CONTROL	125,525	125,525	125,525	125,525	125,525
53407 TRASH DISPOSAL	850	1,000	-	-	-
53409 MOWING AND LANDSCAPING	14,524	15,609	15,609	16,776	16,776
53413 PRESERVE/EXOTIC MAINT	421,908	422,752	316,653	455,435	20,000
57301 TRUSTEE FEES	1,000	1,025	1,275	1,250	1,250
59126 Insurance	41,828	49,786	52,570	63,878	67,710
	615,142	627,763	561,770	673,829	242,226
Utilities					
54301 ELECTRICITY	29,905	27,550	17,432	28,652	29,512
	29,905	27,550	17,432	28,652	29,512
Supplies & Materials					
54905 LEGAL ADS	-	-	801	-	-
54908 GOV/MNTL REGISTRATION FEE	120	300	75	-	-
55201 FUEL-PUMP STATIONS	1,458	3,500	-	5,615	5,615
55206 MISCELLANEOUS SUPPLIES	119	-	-	-	-

UNIT 43 - MIRASOL

Fund Name:	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
UNIT 43 - MAINTENANCE FUND	1,697	3,800	876	5,615	5,615
Repairs & Maintenance					
54602 REPAIR & MAINT-PUMP STATN	16,175	40,000	1,564	41,900	15,000
54604 REPAIR & MAINT-CANAL/LAKE	4,654	10,000	-	15,000	15,000
54606 REPAIR & MAINT-BLDG	560	15,000	4,876	10,000	10,000
54608 REPAIR & MAINT - GENERAL	1,650	15,000	2,135	15,000	15,000
54610 REPAIR & MAINT-TELEMETRY	32,559	12,000	3,544	36,500	36,500
54611 REPAIR & MAINT-ROADS	-	10,000	-	10,000	10,000
54614 REPAIR & MAINT - GATE	-	4,500	-	1,500	1,500
54619 R&M-GENERATORS	3,762	14,000	2,900	17,000	17,000
54620 R & M - Preserve Structures	-	20,000	-	10,000	-
54622 REPAIR & MAINT- RTU GATES	-	6,000	-	-	-
54623 R & M WATER STRUCTURES	-	6,000	-	6,000	6,000
54624 R&M-PRESERVE STRUCTURES/INLETS	-	2,000	-	-	-
56707 FEMA - lan	450	-	-	-	-
	59,810	154,500	15,019	162,900	126,000
Capital Outlay					
56301 IMPRVMENTS OTHER THAN BLDG	-	-	402,000	-	-
56304 GIS	1,046	995	995	1,029	1,029
56401 MACHINERY & EQUIPMENT	25,501	80,000	80,000	240,000	100,000
56501 CONSTRUCTION IN PROGRESS	26,828	-	-	-	-
	53,375	80,995	482,995	241,029	101,029
Other					
59110 ADMINISTRAT TRANSFER OUT	3,006	3,197	1,853	3,738	3,738
59111 OPERATIONS TRANSFER OUT	1,394	1,483	860	1,734	1,734
99999 Add'l cash required/(available) for budget	43,162	(95,000)	-	(110,000)	-
	47,562	(90,320)	2,713	(104,528)	5,472
TOTAL EXPENSES	1,008,487	1,023,859	1,250,690	1,247,542	757,100
Fund Name:	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
UNIT 43 - DEBT FUND					
REVENUES					
Assessments					
31900 ASSMNTS/CURR/REG/DEL	1,265,449	1,263,141	1,263,142	1,255,129	1,294,245
31901 AGREEMENT ASSESSMENTS	12,470	12,470	12,470	12,470	12,859
	1,277,919	1,275,611	1,275,612	1,267,599	1,307,104
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(5,779)	(12,027)	(12,111)	(11,951)	(12,323)
54903 TAX DISCOUNT	(47,966)	(48,580)	(47,716)	(48,272)	(49,776)
	(53,745)	(60,607)	(59,827)	(60,223)	(62,099)
Other					
36110 INTEREST EARNINGS	28,481	-	32,051	-	-

UNIT 43 - MIRASOL

Fund Name:	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
UNIT 43 - DEBT FUND					
36132 INTEREST EARNINGS-TAXES	921	-	1,368	-	-
	29,402	-	33,419	-	-
TOTAL REVENUES	1,253,576	1,215,004	1,249,204	1,207,376	1,245,005
EXPENSES					
Debt Service					
57101 DEBT SERVICE-PRINCIPAL	995,000	1,020,000	1,130,608	1,045,000	1,075,000
57201 DEBT SERVICE-INTEREST	245,892	221,216	110,608	195,920	170,004
	1,240,892	1,241,216	1,241,216	1,240,920	1,245,004
Other					
99999 Add'l cash required/(available) for budget	24,243	(26,212)	-	(33,544)	-
	24,243	(26,212)	-	(33,544)	-
TOTAL EXPENSES	1,265,135	1,215,004	1,241,216	1,207,376	1,245,004

	<u>Tax per Assessable Unit</u>				<u>Number of Assessable Units</u>	
	<u>FYE 9/30/25</u>	<u>FYE 9/30/24</u>	<u>Incr/(Decr)</u>		<u>FYE 9/30/25</u>	<u>FYE 9/30/24</u>
			<u>\$</u>	<u>%</u>		
COMMERCIAL - Maint	\$6,146.69	\$5,041.54				
COMMERCIAL - Debt	\$4,751.67	\$4,782.00				
Total	\$10,898.36	\$9,823.54	\$1,074.82	11%	15	15
CONDO - Maint	\$335.08	\$274.83				
CONDO - Debt	\$345.83	\$348.04				
Total	\$680.91	\$622.87	\$58.04	9%	32	32
GOLF/PRIVATE - Maint	\$988.00	\$810.36				
GOLF/PRIVATE - Debt	\$1,019.72	\$1,026.23				
Total	\$2,007.72	\$1,836.59	\$171.13	9%	328	328
MULTI FAM - Maint	\$3,940.60	\$3,232.09				
MULTI FAM - Debt	\$1,625.19	\$1,635.56				
Total	\$5,565.79	\$4,867.65	\$698.14	14%	31	31
SINGLE FAM - Maint	\$2,541.80	\$2,084.80				
SINGLE FAM - Debt	\$2,690.48	\$2,707.66				
Total	\$5,232.28	\$4,792.46	\$439.82	9%	83	83
SINGLE FAM OTHER - Maint	\$1,956.64	\$1,604.85				
SINGLE FAM OTHER - Debt	\$2,019.44	\$2,032.33				
Total	\$3,976.08	\$3,637.18	\$338.90	9%	280	280

Budget Highlights:

- > FRDAP Grant awarded for preserve walkway replacement in the amount of up to \$200,000.

UNIT 43 - MIRASOL

- > Aquatic Weed Control and Marsh Maintenance (a/c 53403) contract allows annual extensions through FYE 9/30/25. The contract extension for FY25 kept rates unchanged from FY24.
- > Mowing and landscaping (a/c #53409) consists of three contracts which are each allowed annual extensions through FYE 9/30/27. The FY25 budget reflects the contractor's request for an increase of 7% in one contract and 8% in the other two. Also, additional service was added to the pump stations landscaping contract.
- > Preserve maintenance (a/c #53413) contract allows annual extensions through FYE 9/30/28. The FY25 budget reflects a 3% increase with the renewal for FY25 due to the contractor's request for an increase.
- > FY25 budget for Repair & Maint-CANAL/LAKE (a/c #54604) includes funding for new quarterly mowing area at RTU site.
- > Budget for Repair & Maint - Telemetry (a/c # 54610) includes inspections and possible upgrades for the 6 RTU's located within this unit at a cost estimate of \$5,000 per RTU.
- > FY24 budget for Machinery & Equipment (a/c# 56401) included a 25% deposit totalling \$80,000 on a 750 KW generator replacement, and the remaining 75% in FY25.
- > Using 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.
- 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 9/30/24:

Description	Interest Rates	Outstanding	Final Maturity
2017B Refunding Bonds	2.48%	\$7,900,000	8/1/2031

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

Year Ending September 30,	Principal	Interest	Total
2025	\$1,045,000	\$195,920	\$1,240,920
2026	\$1,075,000	\$170,004	\$1,245,004
2027	\$1,100,000	\$143,344	\$1,243,344
2028	\$1,125,000	\$116,064	\$1,241,064
2029	\$1,155,000	\$88,164	\$1,243,164
THEREAFTER	\$2,400,000	\$89,652	\$2,489,652
Total	\$7,900,000	\$803,148	\$8,703,148

UNIT 43 - MIRASOL

UNIT 44 - THE BEAR'S CLUB UNIT

Fund Name: UNIT 44 - MAINTENANCE FUND	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	75,261	124,736	124,736	159,586	161,027
	75,261	124,736	124,736	159,586	161,027
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(341)	(1,188)	(1,204)	(1,520)	(1,534)
54903 TAX DISCOUNT	(2,443)	(4,797)	(3,947)	(6,138)	(6,193)
	(2,784)	(5,985)	(5,151)	(7,658)	(7,727)
Other					
32900 PERMIT FEES	500	-	-	-	-
36110 INTEREST EARNINGS	14,515	-	18,115	-	-
36132 INTEREST EARNINGS-TAXES	73	-	155	-	-
	15,088	-	18,270	-	-
TOTAL REVENUES	87,565	118,751	137,855	151,928	153,300
EXPENSES					
Personnel Services					
59117 Personnel Services	31,739	44,156	24,882	44,296	45,625
	31,739	44,156	24,882	44,296	45,625
Contractual Services					
53101 ENGINEERING FEES	-	1,000	-	1,000	1,000
53109 LEGAL SERVICES	1,798	500	1,334	500	500
53115 FINANCIAL CONS./ADVISOR	219	400	200	400	400
53201 AUDITORS SERVICES	1,789	2,052	2,052	2,052	2,052
57301 TRUSTEE FEES	2,000	2,050	2,700	2,500	2,500
59126 Insurance	540	627	662	707	750
	6,346	6,629	6,948	7,159	7,202
Repairs & Maintenance					
54613 REPAIR & MAINT-CULVERTS	29,995	100,000	-	50,000	50,000
54617 Repairs & Maint - Catch Basins	23,250	200,000	165,308	30,000	30,000
54621 REPAIR & MAINT- STREET SWEEP	6,600	7,200	7,560	7,920	7,920
	59,845	307,200	172,868	87,920	87,920
Capital Outlay					
56304 GIS	270	258	258	266	266
	270	258	258	266	266
Other					
59110 ADMINISTRAT TRANSFER OUT	6,894	7,333	4,250	8,574	8,574
59111 OPERATIONS TRANSFER OUT	2,986	3,175	1,840	3,713	3,713
99999 Add'l cash required/(available) for budget	(19,833)	(250,000)	-	-	-
	(9,953)	(239,492)	6,090	12,287	12,287

UNIT 44 - THE BEAR'S CLUB UNIT

Fund Name:	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
UNIT 44 - MAINTENANCE FUND					
TOTAL EXPENSES	88,247	118,751	211,046	151,928	153,300
UNIT 44 - DEBT FUND					
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	593,399	591,937	591,937	587,126	601,219
	593,399	591,937	591,937	587,126	601,219
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(2,692)	(5,637)	(5,715)	(5,590)	(5,724)
54903 TAX DISCOUNT	(19,263)	(22,766)	(18,728)	(22,581)	(23,123)
	(21,955)	(28,403)	(24,443)	(28,171)	(28,847)
Other					
36110 INTEREST EARNINGS	13,548	-	15,339	-	-
36132 INTEREST EARNINGS-TAXES	574	-	737	-	-
	14,122	-	16,076	-	-
TOTAL REVENUES	585,566	563,534	583,570	558,955	572,372
EXPENSES					
Debt Service					
57101 DEBT SERVICE-PRINCIPAL	445,000	460,000	507,012	480,000	500,000
57201 DEBT SERVICE-INTEREST	105,496	94,024	47,012	83,028	72,372
	550,496	554,024	554,024	563,028	572,372
Other					
99999 Add'l cash required/(available) for budget	40,454	9,510	-	(4,073)	-
	40,454	9,510	-	(4,073)	-
TOTAL EXPENSES	590,950	563,534	554,024	558,955	572,372

	Tax per Assessable Unit				Number of Assessable Units	
	FYE 9/30/25	FYE 9/30/24	Incr/(Decr)		FYE 9/30/25	FYE 9/30/24
			\$	%		
GOLF COURSE - per acre - Maint	\$385.77	\$301.53				
GOLF COURSE - per acre - Debt	\$1,419.28	\$1,430.91				
Total	\$1,805.05	\$1,732.44	\$72.61	4%	122	122
RES COTTAGES - per acre - Maint	\$509.45	\$398.20				
RES COTTAGES - per acre - Debt	\$1,874.30	\$1,889.66				
Total	\$2,383.75	\$2,287.86	\$95.89	4%	24	24
SINGLE FAM RES - Maint	\$1,671.58	\$1,306.54				
SINGLE FAM RES - Debt	\$6,149.84	\$6,200.23				

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>9/30/25</u>	<u>9/30/24</u>	<u>\$</u>	<u>%</u>	<u>9/30/25</u>	<u>9/30/24</u>
Total	\$7,821.42	\$7,506.77	\$314.65	4%	46	46
SINGLE FAM RES - DBL LOT - Maint	\$3,343.16	\$2,613.08				
SINGLE FAM RES - DBL LOT - Debt	\$12,299.68	\$12,400.46				
Total	\$15,642.84	\$15,013.54	\$629.30	4%	7	7

Budget Highlights:

- > Two issues of Bonds were refunded in 2021 with net present value savings of 6.05% and 8.17% and annual total cash flow savings of approximately \$55,000. This reduced the debt assessment for the remaining term of the bonds.
- > Budgeted Repair & Maintenance- Culverts (a/c #54613) includes diving inspections on various culverts in accordance with maintenance schedule.

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 9/30/24:

Description	Interest Rates	Outstanding	Final Maturity
Refunding Bonds - Series 2021B	2.22% - 3.5%	\$3,740,000	8/1/2031

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

Year Ending September 30,	Principal	Interest	Total
2025	\$480,000	\$83,028	\$563,028
2026	\$500,000	\$72,372	\$572,372
2027	\$515,000	\$61,272	\$576,272
2028	\$530,000	\$49,839	\$579,839
2029	\$550,000	\$38,073	\$588,073
THEREAFTER	\$1,165,000	\$39,072	\$1,204,072
Total	\$3,740,000	\$343,656	\$4,083,656

UNIT 45 - PASEOS

Fund Name:	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	431,486	471,234	471,234	491,322	509,169
	431,486	471,234	471,234	491,322	509,169
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(1,969)	(4,485)	(4,498)	(4,678)	(4,848)
54903 TAX DISCOUNT	(16,138)	(18,124)	(17,142)	(18,896)	(19,582)
	(18,107)	(22,609)	(21,640)	(23,574)	(24,430)
Other					
36110 INTEREST EARNINGS	16,154	-	24,832	-	-
36132 INTEREST EARNINGS-TAXES	354	-	623	-	-
	16,508	-	25,455	-	-
TOTAL REVENUES	429,887	448,625	475,049	467,748	484,739
EXPENSES					
Personnel Services					
59117 Personnel Services	73,099	81,877	66,380	95,994	98,874
	73,099	81,877	66,380	95,994	98,874
Contractual Services					
53101 ENGINEERING FEES	-	10,000	-	1,000	7,500
53109 LEGAL SERVICES	-	1,000	-	800	800
53114 WATER QUALITY	1,307	1,568	1,829	1,568	1,568
53201 AUDITORS SERVICES	1,170	1,342	1,342	1,342	1,342
53402 MARSH MAINT-LITTORAL ZONE	675	6,386	673	6,577	6,577
53403 CHEMICAL WEED CONTROL	7,823	8,214	8,214	8,460	8,460
53413 PRESERVE/EXOTIC MAINT	83,913	93,462	58,611	122,519	15,000
59126 Insurance	2,047	2,147	2,267	2,162	2,292
	96,935	124,119	72,936	144,428	43,539
Repairs & Maintenance					
54604 REPAIR & MAINT-CANAL/LAKE	93	-	-	-	-
54608 REPAIR & MAINT - GENERAL	-	5,000	-	5,000	5,000
54611 REPAIR & MAINT-ROADS	750	200,000	25,300	200,000	200,000
54613 REPAIR & MAINT-CULVERTS	-	10,000	6,450	10,000	10,000
54617 Repairs & Maint - Catch Basins	-	3,000	-	100,000	100,000
54620 R & M - Preserve Structures	4,622	20,000	8,550	10,000	-
54621 REPAIR & MAINT- STREET SWEEP	17,535	18,412	17,807	19,376	19,376
	23,000	256,412	58,107	344,376	334,376
Capital Outlay					
56304 GIS	442	421	421	435	435
	442	421	421	435	435
Other					
59110 ADMINISTRAT TRANSFER OUT	3,785	4,025	2,333	4,706	4,706

UNIT 45
 PASEOS

UNIT 45 - PASEOS

Fund Name:	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
UNIT 45 - MAINTENANCE FUND					
59111 OPERATIONS TRANSFER OUT	2,258	2,402	1,392	2,809	2,809
99999 Add'l cash required/(available) for budget	234,306	(20,631)	-	(125,000)	-
	240,349	(14,204)	3,725	(117,485)	7,515
TOTAL EXPENSES	433,825	448,625	201,569	467,748	484,739

Fund Name:	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
UNIT 45 - DEBT FUND					
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	281,957	279,630	279,630	272,279	287,001
	281,957	279,630	279,630	272,279	287,001
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(1,287)	(2,661)	(2,669)	(2,594)	(2,735)
54903 TAX DISCOUNT	(10,548)	(10,755)	(10,173)	(10,472)	(11,038)
	(11,835)	(13,416)	(12,842)	(13,066)	(13,773)
Other					
36110 INTEREST EARNINGS	5,210	-	6,971	-	-
36132 INTEREST EARNINGS-TAXES	231	-	370	-	-
	5,441	-	7,341	-	-
TOTAL REVENUES	275,563	266,214	274,129	259,213	273,228

EXPENSES					
Debt Service					
57101 DEBT SERVICE-PRINCIPAL	190,561	196,907	196,907	203,464	210,239
57201 DEBT SERVICE-INTEREST	82,735	76,321	76,321	69,764	62,989
	273,296	273,228	273,228	273,228	273,228
Other					
99999 Add'l cash required/(available) for budget	4,841	(7,014)	-	(14,015)	-
	4,841	(7,014)	-	(14,015)	-
TOTAL EXPENSES	278,137	266,214	273,228	259,213	273,228

	Tax per Assessable Unit				Number of Assessable Units	
	FYE 9/30/25	FYE 9/30/24	Incr/(Decr)		FYE 9/30/25	FYE 9/30/24
			\$	%		
ALL NON EXEMPT PARCELS - Maint	\$1,511.76	\$1,449.95				
ALL NON EXEMPT PARCELS - Debt	\$837.78	\$860.40				
Total	\$2,349.54	\$2,310.35	\$39.19	2%	325	325

Budget Highlights:

- > The contract for aquatic weed control and marsh maintenance (a/c #53403 and 53402) allows for annual extensions through FYE 9/30/25. The FY25 budget reflects a 3% increase with the renewal for FY25 due to the contractor's request for an increase.

UNIT 45 - PASEOS

- > Preserve maintenance (a/c #53413) contract allows annual extensions through FYE 9/30/28. The FY25 budget reflects a 3% increase with the renewal for FY25 due to the contractor's request for an increase, plus the addition of 5 crew days. Another addition to this budget line item for FY25 is the introduction of an annual vegetation reduction mowing program.
- > Preserve maintenance (a/c #53413) contract allows annual extensions through FYE 9/30/28. The FY25 budget reflects a 3% increase with the renewal for FY25 due to the contractor's request for an increase. In addition to the 3% price increase, in response to landowner requests for a higher service level, the FY25 budget reflects 5 additional days of crew work over the prior year.
- > Budgeted Repair & Maintenance- Roads (a/c #54611) includes repairs to roads, signs and sidewalks. Tree roots cause of ongoing maintenance needs.
- > Budgeted Repair & Maintenance- Catch Basins (a/c # 54617) includes cleaning catch basins in Northern owned roads.
- > Using 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. 45, Paseos: Culverts; Roads; Sidewalks; Lakes; Preserves; Street Signage.

Debt Outstanding as of 9/30/24:

Description	Interest Rates	Outstanding	Final Maturity
5D/45 Multi-unit Refunding Bonds - Series 2016	3.33%	\$2,095,018	8/1/2033

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

Year Ending September 30,	Principal	Interest	Total
2025	\$203,464	\$69,764	\$273,228
2026	\$210,239	\$62,989	\$273,228
2027	\$217,240	\$55,988	\$273,228
2028	\$224,474	\$48,754	\$273,228
2029	\$231,949	\$41,279	\$273,228
THEREAFTER	\$1,007,652	\$85,261	\$1,092,913
Total	<u>\$2,095,018</u>	<u>\$364,035</u>	<u>\$2,459,053</u>

UNIT 46 - JUPITER COUNTRY CLUB

Fund Name: UNIT 46 - MAINTENANCE FUND	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	40,579	45,956	45,956	43,269	44,017
31903 Delinquent Taxes - Prior Year	19	-	-	-	-
	40,598	45,956	45,956	43,269	44,017
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(184)	(440)	(439)	(410)	(417)
54903 TAX DISCOUNT	(1,475)	(1,767)	(1,699)	(1,664)	(1,693)
	(1,659)	(2,207)	(2,138)	(2,074)	(2,110)
Other					
36110 INTEREST EARNINGS	7,684	-	9,828	-	-
36132 INTEREST EARNINGS-TAXES	39	-	55	-	-
	7,723	-	9,883	-	-
TOTAL REVENUES	46,662	43,749	53,701	41,195	41,907
EXPENSES					
Personnel Services					
59117 Personnel Services	18,040	21,026	14,735	21,070	21,702
	18,040	21,026	14,735	21,070	21,702
Contractual Services					
53101 ENGINEERING FEES	-	4,000	-	1,000	1,000
53109 LEGAL SERVICES	-	500	-	500	500
53115 FINANCIAL CONS./ADVISOR	109	200	100	200	200
53201 AUDITORS SERVICES	1,026	1,177	1,177	1,177	1,177
57301 TRUSTEE FEES	1,000	1,025	1,275	1,250	1,250
59126 Insurance	1,293	1,425	1,505	1,340	1,420
	3,428	8,327	4,057	5,467	5,547
Repairs & Maintenance					
54608 REPAIR & MAINT - GENERAL	-	2,000	-	2,000	2,000
54611 REPAIR & MAINT-ROADS	-	10,000	-	10,000	10,000
	-	12,000	-	12,000	12,000
Capital Outlay					
56304 GIS	1,130	1,075	1,075	1,113	1,113
	1,130	1,075	1,075	1,113	1,113
Other					
59110 ADMINISTRAT TRANSFER OUT	757	805	467	941	941
59111 OPERATIONS TRANSFER OUT	485	516	299	604	604
99999 Add'l cash required/(available) for budget	23,189	-	-	-	-
	24,431	1,321	766	1,545	1,545
TOTAL EXPENSES	47,029	43,749	20,633	41,195	41,907

UNIT 46 - JUPITER COUNTRY CLUB

Fund Name: UNIT 46 - DEBT FUND	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	788,853	788,248	788,248	784,189	828,701
31903 Delinquent Taxes - Prior Year	658	-	-	-	-
	<u>789,511</u>	<u>788,248</u>	<u>788,248</u>	<u>784,189</u>	<u>828,701</u>
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(3,578)	(7,507)	(7,540)	(7,467)	(7,891)
54903 TAX DISCOUNT	(28,762)	(30,316)	(29,182)	(30,160)	(31,872)
	<u>(32,340)</u>	<u>(37,823)</u>	<u>(36,722)</u>	<u>(37,627)</u>	<u>(39,763)</u>
Other					
36110 INTEREST EARNINGS	40,047	-	42,829	-	-
36132 INTEREST EARNINGS-TAXES	740	-	930	-	-
	<u>40,787</u>	<u>-</u>	<u>43,759</u>	<u>-</u>	<u>-</u>
TOTAL REVENUES	797,958	750,425	795,285	746,562	788,938
EXPENSES					
Debt Service					
57101 DEBT SERVICE-PRINCIPAL	425,000	435,000	610,469	445,000	460,000
57201 DEBT SERVICE-INTEREST	363,688	350,938	175,469	340,062	328,938
	<u>788,688</u>	<u>785,938</u>	<u>785,938</u>	<u>785,062</u>	<u>788,938</u>
Other					
99999 Add'l cash required/(available) for budget	16,426	(35,513)	-	(38,500)	-
	<u>16,426</u>	<u>(35,513)</u>	<u>-</u>	<u>(38,500)</u>	<u>-</u>
TOTAL EXPENSES	805,114	750,425	785,938	746,562	788,938

	<u>Tax per Assessable Unit</u>				<u>Number of Assessable Units</u>	
	<u>FYE 9/30/25</u>	<u>FYE 9/30/24</u>	<u>Incr/(Decr)</u>		<u>FYE 9/30/25</u>	<u>FYE 9/30/24</u>
			<u>\$</u>	<u>%</u>		
Multi Family Pod F - JCC Condos - Maint	\$67.07	\$71.23				
Multi Family Pod F - JCC Condos - Debt	\$1,073.94	\$1,079.50				
Total	\$1,141.01	\$1,150.73	(\$9.72)	-1%	149	149
Single Family Lots - Maint	\$68.32	\$72.56				
Single Family Lots - Debt	\$1,093.91	\$1,099.57				
Total	\$1,162.23	\$1,172.13	(\$9.90)	-1%	407	407
Sonoma Isles (fka Lakewood) - Maint	\$19.89	\$21.13				
Sonoma Isles (fka Lakewood) - Debt	\$650.73	\$654.10				
Total	\$670.63	\$675.23	(\$4.60)	-1%	275	275

Budget Highlights:

- > Engineering budget (a/c #53101) includes bridge inspections.

UNIT 46 - JUPITER COUNTRY CLUB

> Budgeted Repair & Maintenance- Roads (a/c# 54611) includes funding for tunnel 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.
- 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 9/30/24:

Description	Interest Rates	Outstanding	Final Maturity
Water Cntrl and Impr Refunding Bonds - Series 2016A	2.00%-3.625%	\$9,995,000	8/1/2041

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

Year Ending September 30,	Principal	Interest	Total
2025	\$445,000	\$340,063	\$785,063
2026	\$460,000	\$328,938	\$788,938
2027	\$470,000	\$315,138	\$785,138
2028	\$490,000	\$301,038	\$791,038
2029	\$505,000	\$285,113	\$790,113
THEREAFTER	\$7,625,000	\$1,887,806	\$9,512,806
Total	<u>\$9,995,000</u>	<u>\$3,458,096</u>	<u>\$13,453,096</u>

UNIT 47 - JUPITER ISLES

Fund Name: UNIT 47 - MAINTENANCE FUND	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	50,641	58,632	58,632	63,927	162,978
	50,641	58,632	58,632	63,927	162,978
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(231)	(560)	(556)	(607)	(1,548)
54903 TAX DISCOUNT	(1,871)	(2,255)	(2,143)	(2,459)	(6,269)
	(2,102)	(2,815)	(2,699)	(3,066)	(7,817)
Other					
36110 INTEREST EARNINGS	11,659	-	14,575	-	-
36132 INTEREST EARNINGS-TAXES	40	-	80	-	-
	11,699	-	14,655	-	-
TOTAL REVENUES	60,238	55,817	70,588	60,861	155,161
EXPENSES					
Personnel Services					
59117 Personnel Services	21,347	31,000	15,998	31,015	31,945
	21,347	31,000	15,998	31,015	31,945
Contractual Services					
53101 ENGINEERING FEES	-	1,000	-	1,000	1,000
53109 LEGAL SERVICES	-	500	-	500	500
53114 WATER QUALITY	1,307	1,568	1,829	1,568	1,568
53201 AUDITORS SERVICES	229	263	263	263	263
53409 MOWING AND LANDSCAPING	1,560	1,685	1,685	1,820	1,820
59126 Insurance	3,626	4,248	4,486	5,235	5,549
	6,722	9,264	8,263	10,386	10,700
Utilities					
54301 ELECTRICITY	1,837	1,050	1,493	1,872	1,928
	1,837	1,050	1,493	1,872	1,928
Repairs & Maintenance					
54604 REPAIR & MAINT-CANAL/LAKE	-	7,500	2,100	-	-
54608 REPAIR & MAINT - GENERAL	-	5,000	4,175	5,000	5,000
54610 REPAIR & MAINT-TELEMETRY	2,744	5,000	1,851	13,000	13,000
54614 REPAIR & MAINT - GATE	-	1,500	-	1,500	1,500
54617 Repairs & Maint - Catch Basins	-	75,000	-	75,000	75,000
54621 REPAIR & MAINT- STREET SWEEP	-	3,000	-	3,000	3,000
54622 REPAIR & MAINT- RTU GATES	-	2,000	-	-	-
54623 R & M WATER STRUCTURES	-	2,000	-	2,000	2,000
	2,744	101,000	8,126	99,500	99,500
Capital Outlay					
56304 GIS	829	627	3,627	648	648
56401 MACHINERY & EQUIPMENT	1,126	-	-	10,000	10,000

UNIT 47

JUPITER ISLES

UNIT 47 - JUPITER ISLES

Fund Name: UNIT 47 - MAINTENANCE FUND	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
	1,955	627	3,627	10,648	10,648
Other					
59110 ADMINISTRAT TRANSFER OUT	217	231	134	270	270
59111 OPERATIONS TRANSFER OUT	136	145	84	170	170
99999 Add'l cash required/(available) for budget	25,743	(87,500)	-	(93,000)	-
	26,096	(87,124)	218	(92,560)	440
TOTAL EXPENSES	60,701	55,817	37,725	60,861	155,161

	<u>Tax per Assessable Unit</u>				<u>Number of Assessable Units</u>	
	FYE 9/30/25	FYE 9/30/24	<u>Incr/(Decr)</u>		FYE 9/30/25	FYE 9/30/24
			\$	%		
ALL NON EXEMPT PARCELS - Maint	\$132.08	\$121.14	\$10.94	9%	484	484

Budget Highlights:

- > Mowing and landscaping (a/c #53409) contract allows for annual extensions through FYE 9/30/27. The FY25 budget reflects a 8% increase with the renewal for FY25 due to the contractor's request for an increase.
- > Budget for Repair & Maint - Telemetry (a/c # 54610) includes inspections and possible upgrades for the 3 RTU's located within this unit at a cost estimate of \$5,000 per RTU.
- > Using 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. 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:	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	68,379	91,167	91,167	99,323	125,603
	68,379	91,167	91,167	99,323	125,603
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(312)	(868)	(878)	(947)	(1,198)
54903 TAX DISCOUNT	(2,735)	(3,506)	(3,397)	(3,820)	(4,831)
	(3,047)	(4,374)	(4,275)	(4,767)	(6,029)
Other					
32900 PERMIT FEES	750	-	250	-	-
36110 INTEREST EARNINGS	6,212	-	7,996	-	-
36132 INTEREST EARNINGS-TAXES	39	-	80	-	-
	7,001	-	8,326	-	-
TOTAL REVENUES	72,333	86,793	95,218	94,556	119,574
EXPENSES					
Personnel Services					
59117 Personnel Services	24,008	28,603	22,735	33,089	34,082
	24,008	28,603	22,735	33,089	34,082
Contractual Services					
53101 ENGINEERING FEES	-	1,000	-	1,000	1,000
53109 LEGAL SERVICES	696	500	-	500	500
53201 AUDITORS SERVICES	332	381	381	381	381
53403 CHEMICAL WEED CONTROL	6,724	6,993	6,993	7,272	7,272
53407 TRASH DISPOSAL	-	1,000	-	1,000	1,000
53409 MOWING AND LANDSCAPING	4,260	4,558	4,558	4,877	4,877
53413 PRESERVE/EXOTIC MAINT	29,072	43,138	15,378	44,432	44,432
59126 Insurance	333	399	421	435	461
	41,417	57,969	27,731	59,897	59,923
Repairs & Maintenance					
54604 REPAIR & MAINT-CANAL/LAKE	-	2,000	-	2,000	2,000
54608 REPAIR & MAINT - GENERAL	-	1,000	-	1,000	1,000
54613 REPAIR & MAINT-CULVERTS	-	5,000	-	25,000	20,000
	-	8,000	-	28,000	23,000
Capital Outlay					
56304 GIS	105	100	100	91	91
	105	100	100	91	91
Other					
59110 ADMINISTRAT TRANSFER OUT	1,694	1,802	1,044	2,107	2,107
59111 OPERATIONS TRANSFER OUT	299	319	185	372	372
99999 Add'l cash required/(available) for budget	5,434	(10,000)	-	(29,000)	-

UNIT 49 - NPBC BUSINESS PARK

Fund Name: UNIT 49 - MAINTENANCE FUND	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
	7,427	(7,879)	1,229	(26,521)	2,479
TOTAL EXPENSES	72,957	86,793	51,795	94,556	119,575

	<u>Tax per Assessable Unit</u>				<u>Number of Assessable Units</u>	
	FYE 9/30/25	FYE 9/30/24	<u>Incr/(Decr)</u>		FYE 9/30/25	FYE 9/30/24
			\$	%		
Parcels East of Congress - Maint	\$2,634.98	\$2,418.61	\$216.37	9%	31	31
Parcels West of Congress - Maint	\$488.67	\$448.55	\$40.12	9%	37	37

Budget Highlights:

- > Chemical Weed Control (a/c 53403) contract allows for annual extensions through FYE 9/30/25. The FY25 budget reflects a 4% increase with the renewal for FY25 due to the contractor's request for an increase.
- > Mowing and landscaping (a/c #53409) contract allows for annual extensions through FYE 9/30/27. The FY25 budget reflects a 7% increase with the renewal for FY25 due to the contractor's request for an increase.
- > Preserve maintenance (a/c #53413) contract allows annual extensions through FYE 9/30/28. The FY25 budget reflects a 3% increase with the renewal for FY25 due to the contractor's request for an increase.
- > Budgeted Repair & Maintenance- Culverts (a/c #54613) includes diving inspections on various culverts in accordance with maintenance schedule.
- > Using 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 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 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	42,841	42,921	42,921	43,187	30,866
	42,841	42,921	42,921	43,187	30,866
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(197)	(408)	(415)	(412)	(294)
54903 TAX DISCOUNT	(1,408)	(1,651)	(1,415)	(1,661)	(1,187)
	(1,605)	(2,059)	(1,830)	(2,073)	(1,481)
Other					
36110 INTEREST EARNINGS	3,014	-	4,415	-	-
36132 INTEREST EARNINGS-TAXES	47	-	54	-	-
	3,061	-	4,469	-	-
TOTAL REVENUES	44,297	40,862	45,560	41,114	29,385
EXPENSES					
Personnel Services					
59117 Personnel Services	6,033	9,269	6,393	8,504	8,759
	6,033	9,269	6,393	8,504	8,759
Contractual Services					
53101 ENGINEERING FEES	-	8,000	-	1,000	1,000
53109 LEGAL SERVICES	-	500	-	500	500
53201 AUDITORS SERVICES	115	132	132	132	132
59126 Insurance	196	223	235	245	260
	311	8,855	367	1,877	1,892
Repairs & Maintenance					
54611 REPAIR & MAINT-ROADS	-	10,000	-	10,000	10,000
54613 REPAIR & MAINT-CULVERTS	-	5,000	-	5,000	5,000
	-	15,000	-	15,000	15,000
Capital Outlay					
56304 GIS	106	101	101	104	104
	106	101	101	104	104
Other					
59110 ADMINISTRAT TRANSFER OUT	1,519	1,615	936	1,888	1,888
59111 OPERATIONS TRANSFER OUT	1,399	1,489	863	1,741	1,741
99999 Add'l cash required/(available) for budget	35,323	4,533	-	12,000	-
	38,241	7,637	1,799	15,629	3,629
TOTAL EXPENSES	44,691	40,862	8,660	41,114	29,384

FYE 9/30/25	Tax per Assessable Unit		Number of Assessable Units	
	FYE 9/30/24	Incr/(Decr) \$ %	FYE 9/30/25	FYE 9/30/24

UNIT 51 - FRENCHMAN'S HARBOR

	<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>9/30/25</u>	<u>9/30/24</u>	<u>\$</u>	<u>%</u>	<u>9/30/25</u>	<u>9/30/24</u>
Multi Family Homes - Maint	\$391.56	\$389.15	\$2.41	1%	30	30
Single Family Homes - Maint	\$655.00	\$650.97	\$4.03	1%	48	48

Budget Highlights:

- > Building fund balance for future maintenance and repair cost of the exfiltration trench.

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 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	101,894	102,971	102,971	73,001	73,976
	101,894	102,971	102,971	73,001	73,976
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(462)	(986)	(982)	(701)	(710)
54903 TAX DISCOUNT	(3,640)	(3,960)	(3,978)	(2,808)	(2,845)
	(4,102)	(4,946)	(4,960)	(3,509)	(3,555)
Other					
32900 PERMIT FEES	500	-	500	-	-
36110 INTEREST EARNINGS	7,576	-	10,981	-	-
36132 INTEREST EARNINGS-TAXES	114	-	123	-	-
	8,190	-	11,604	-	-
TOTAL REVENUES	105,982	98,025	109,615	69,492	70,421
EXPENSES					
Personnel Services					
59117 Personnel Services	19,932	23,419	18,939	23,460	24,164
	19,932	23,419	18,939	23,460	24,164
Contractual Services					
53101 ENGINEERING FEES	-	5,000	156	1,000	1,000
53109 LEGAL SERVICES	-	500	783	1,000	1,000
53115 FINANCIAL CONS./ADVISOR	328	600	300	600	600
53201 AUDITORS SERVICES	1,506	1,727	1,727	1,727	1,727
57301 TRUSTEE FEES	2,500	2,575	3,300	3,750	3,750
59126 Insurance	2,585	3,374	3,563	3,536	3,748
	6,919	13,776	9,829	11,613	11,825
Utilities					
54301 ELECTRICITY	378	380	289	395	407
	378	380	289	395	407
Repairs & Maintenance					
54608 REPAIR & MAINT - GENERAL	-	10,000	12,744	10,000	10,000
54610 REPAIR & MAINT-TELEMETRY	743	1,000	534	2,000	2,000
54611 REPAIR & MAINT-ROADS	-	10,000	-	1,000	1,000
54613 REPAIR & MAINT-CULVERTS	-	30,000	-	10,000	10,000
	743	51,000	13,278	23,000	23,000
Capital Outlay					
56304 GIS	2,109	2,467	2,467	2,859	2,859
	2,109	2,467	2,467	2,859	2,859
Other					
59110 ADMINISTRAT TRANSFER OUT	4,774	5,078	2,943	5,937	5,937

UNIT 53

ARDEN

UNIT 53 - ARDEN

Fund Name:	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
UNIT 53 - MAINT FUND					
59111 OPERATIONS TRANSFER OUT	1,791	1,905	1,104	2,228	2,228
99999 Add'l cash required/(available) for budget	70,261	-	-	-	-
	76,826	6,983	4,047	8,165	8,165
TOTAL EXPENSES	106,907	98,025	48,849	69,492	70,420

Fund Name:	Actual FY 2023	Adopted Budget FY 2024	YTD + Enc FY 2024	Proposed Budget FY 2025	Estimated Budget FY 2026
UNIT 53 - DEBT FUND					
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	3,204,385	3,199,543	3,199,543	3,185,372	3,242,781
	3,204,385	3,199,543	3,199,543	3,185,372	3,242,781
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(14,536)	(30,464)	(30,499)	(30,329)	(30,876)
54903 TAX DISCOUNT	(114,411)	(123,054)	(123,472)	(122,509)	(124,717)
	(128,947)	(153,518)	(153,971)	(152,838)	(155,593)
Other					
36110 INTEREST EARNINGS	226,762	-	240,172	-	-
36132 INTEREST EARNINGS-TAXES	3,583	-	3,811	-	-
	230,345	-	243,983	-	-
TOTAL REVENUES	3,305,783	3,046,025	3,289,555	3,032,534	3,087,188

EXPENSES

Debt Service					
57101 DEBT SERVICE-PRINCIPAL	895,000	935,000	2,010,120	975,000	1,015,000
57201 DEBT SERVICE-INTEREST	2,186,300	2,150,240	1,075,120	2,112,452	2,072,188
	3,081,300	3,085,240	3,085,240	3,087,452	3,087,188
Other					
99999 Add'l cash required/(available) for budget	253,555	(39,215)	-	(54,918)	-
	253,555	(39,215)	-	(54,918)	-
TOTAL EXPENSES	3,334,855	3,046,025	3,085,240	3,032,534	3,087,188

	Tax per Assessable Unit				Number of Assessable Units	
	FYE 9/30/25	FYE 9/30/24	Incr/(Decr)		FYE 9/30/25	FYE 9/30/24
			\$	%		
Lots - Townhome res - Maint	\$24.51	\$34.28				
Lots - Townhome res - Debt	\$1,069.70	\$1,065.36				
Total	\$1,094.21	\$1,099.65	(\$5.43)	0%	576	374
Lots -SF res - traditional - Maint	\$34.84	\$48.73				
Lots -SF res - traditional - Debt	\$1,520.25	\$1,514.09				

UNIT 53 - ARDEN

	<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>9/30/25</u>	<u>9/30/24</u>	<u>\$</u>	<u>%</u>	<u>9/30/25</u>	<u>9/30/24</u>
Total	\$1,555.09	\$1,562.81	(\$7.72)	0%	642	642
Lots -SF res - ZLL - Maint	\$32.72	\$45.76				
Lots -SF res - ZLL - Debt	\$1,427.62	\$1,421.83				
Total	\$1,460.34	\$1,467.59	(\$7.25)	0%	1,116	1,030
Undeveloped undesignated - Maint	\$0.00	\$131.07				
Undeveloped undesignated - Debt	\$0.00	\$4,072.75				
Total	\$0.00	\$4,203.82	(\$4,203.82)	-100%	0	90

Budget Highlights:

- > Due to this unit's early construction stage, budgeted maintenance costs are formative.
- > Electricity expense (a/c #54301) increased due to rate increases.
- > Budgeted Repair & Maintenance- Roads (a/c #54611) includes repairs to signs and sidewalks.
- > Budgeted Repair & Maintenance- Culverts (a/c #54613) includes lake interconnect inspections.

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.
- The allocation of assessments among different land use categories is based upon the Report of Engineer (ROE). On January 27, 2021, a Resolution adopting a First Amendment to the Plan of Improvements and First Amendment to the Report of Engineer was approved by Northern's Board of Supervisors for Unit of Development No. 53. Accordingly, the calculation of assessments for years beginning with tax year 2021 is different than previous years.

Improvements Maintained:

Northern maintains the following Improvement in Unit No. 53, Arden: Stormwater Management System; Roads; Fixed Weir; 1 RTU Site.

Debt Outstanding as of 9/30/24:

Description	Interest Rates	Outstanding	Final Maturity
Water Cntrl and Impr Bonds - Series 2015	4.65%-5.50%	\$22,035,000	8/1/2046
Water Cntrl and Impr Bonds - Series 2021	2.3%-4.00%	\$10,025,000	8/1/2051
Water Cntrl and Impr Bonds - Series 2018	4.5%-5.625%	\$10,110,000	8/1/2049
Total outstanding		<u>\$42,170,000</u>	

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

Year Ending September 30,	Principal	Interest	Total
2025	\$975,000	\$2,112,453	\$3,087,453
2026	\$1,015,000	\$2,072,188	\$3,087,188
2027	\$1,060,000	\$2,026,203	\$3,086,203
2028	\$1,115,000	\$1,976,601	\$3,091,601
2029	\$1,165,000	\$1,924,353	\$3,089,353
THEREAFTER	\$36,840,000	\$21,376,869	\$58,216,869
Total	<u>\$42,170,000</u>	<u>\$31,488,667</u>	<u>\$73,658,667</u>

Assessment Rate Presentation

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT										
TAX RATE HISTORY										
TAX PER ASSESSABLE UNIT										
		MAINTENANCE AND DEBT COMBINED TOTAL								
		SRC								
Unit(s)	Description	24-25	23-24	22-23	21-22	20-21	19-20	18-19	17-18	16-17
1	ALL NON EXEMPT PARCELS	\$ 70.79	\$ 64.68	\$ 59.29	\$ 63.37	\$ 54.10	\$ 55.47	\$ 54.16	\$ 57.89	\$ 55.80
2	ALL NON EXEMPT PARCELS	\$ 46.95	\$ 42.94	\$ 41.95	\$ 37.04	\$ 30.99	\$ 31.95	\$ 31.55	\$ 33.04	\$ 32.05
2 and 28	ALL NON EXEMPT PARCELS	\$ 46.95	\$ 42.94	\$ 41.95	\$ 37.04	\$ 30.99	\$ 31.95	\$ 31.55	\$ 33.04	\$ 32.05
2 and 2A	ALL NON EXEMPT PARCELS	\$ 140.26	\$ 132.13	\$ 126.54	\$ 128.85	\$ 122.29	\$ 123.37	\$ 125.69	\$ 134.04	\$ 131.67
2 and 2A	MFR	\$ 140.26	\$ 132.13	\$ 126.54	\$ 128.85	\$ 122.29	\$ 123.37	\$ 125.69	\$ 134.04	\$ 131.67
2 and 2A	SFC	\$ 140.26	\$ 132.13	\$ 126.54	\$ 128.85	\$ 122.29	\$ 123.37	\$ 125.69	\$ 134.04	\$ 131.67
2, 2A and 2C	Undeveloped, unassigned - Rate per Nearest Whole Acre	\$ 140.26	\$ 132.13	\$ 126.54	\$ 128.85	\$ 122.29	\$ 123.37	\$ 125.69	\$ 134.04	\$ 131.67
2, 2A and 2C	Undeveloped, unassigned - Rate per Actual Acreage	\$ 19,897.96	\$ 21,549.18	\$ 21,643.06	\$ 16,667.27	\$ 15,935.30	\$ 15,943.58	\$ 15,791.24	\$ 9,389.27	\$ 7,060.61
2, 2A and 2C	Community Only - Biotech A - Rate per Nearest Whole Acre	\$ 140.26	\$ 132.13	\$ 126.54	\$ 128.85	\$ 122.29	\$ 123.37	\$ 125.69	\$ 134.04	\$ 131.67
2, 2A and 2C	Community Only - Biotech A - Rate per Actual Acreage	\$ 10,564.60	\$ 11,579.18	\$ 11,488.09	\$ 11,244.83	\$ 11,208.67	\$ 11,214.99	\$ 11,095.30	\$ 7,904.44	\$ 9,623.35
2, 2A and 2C	Community Only - Biotech B - Rate per Nearest Whole Acre	\$ 140.26	\$ 132.13	\$ 126.54	\$ 128.85	\$ 122.29	\$ 123.37	\$ 125.69	\$ 134.04	
2, 2A and 2C	Community Only - Biotech B - Rate per Actual Acreage	\$ 13,441.17	\$ 14,732.01	\$ 14,616.11	\$ 14,306.61	\$ 14,260.61	\$ 14,268.65	\$ 14,116.37	\$ 7,750.40	
2, 2A and 2C	Community Only - Office - Rate per Nearest Whole Acre	\$ 140.26	\$ 132.13	\$ 126.54	\$ 128.85	\$ 122.29	\$ 123.37	\$ 125.69	\$ 134.04	\$ 131.67
2, 2A and 2C	Community Only - Office - Rate per Actual Acreage	\$ 15,540.91	\$ 17,033.40	\$ 16,899.39	\$ 16,541.55	\$ 16,488.37	\$ 16,497.65	\$ 16,321.59	\$ 8,759.08	\$ 10,663.84
2, 2A and 2C	Community Only - Hotel - Rate per Nearest Whole Acre	\$ 140.26	\$ 132.13	\$ 126.54	\$ 128.85	\$ 122.29	\$ 123.37	\$ 125.69		
2, 2A and 2C	Community Only - Hotel - Rate per Actual Acreage	\$ 39,294.13	\$ 43,067.77	\$ 42,728.96	\$ 41,824.17	\$ 41,689.71	\$ 41,713.18	\$ 41,268.02		
2, 2A and 2C	Community Only - Commercial/Retail - Rate per Nearest Whole Acre	\$ 140.26	\$ 132.13	\$ 126.54	\$ 128.85	\$ 122.29	\$ 123.37	\$ 125.69	\$ 134.04	\$ 131.67
2, 2A and 2C	Community Only - Commercial/Retail - Rate per Actual Acreage	\$ 11,163.65	\$ 12,235.76	\$ 12,139.50	\$ 11,882.46	\$ 11,844.24	\$ 11,850.92	\$ 11,222.36	\$ 7,994.96	\$ 9,733.55
2, 2A and 2C	Community Only - Apartment - Rate per Nearest Whole Acre	\$ 140.26	\$ 132.13	\$ 126.54	\$ 128.85	\$ 122.29	\$ 123.37	\$ 125.69	\$ 134.04	\$ 131.67
2, 2A and 2C	Community Only - Apartment - Rate per Actual Acreage	\$ 11,159.50	\$ 12,186.90	\$ 12,067.72	\$ 11,758.17	\$ 11,710.58	\$ 11,713.33	\$ 11,558.58	\$ 8,235.23	\$ 9,801.65
2, 2A and 2C	Community Only - Utility - Rate per Nearest Whole Acre	\$ 140.26	\$ 132.13	\$ 126.54	\$ 128.85	\$ 122.29	\$ 123.37	\$ 125.69	\$ 134.04	\$ 131.67
2, 2A and 2C	Community Only - Utility - Rate per Actual Acreage	\$ 3,600.33	\$ 3,946.10	\$ 3,915.05	\$ 3,832.15	\$ 3,819.83	\$ 3,821.98	\$ 3,781.19	\$ 2,693.77	\$ 3,279.56
2, 2A and 2C	Parcel C -Townhome – Residential - Rate per Nearest Whole Acre	\$ 505.54	\$ 532.49	\$ 523.75	\$ 517.65	\$ 509.83	\$ 511.14	\$ 509.38	\$ 407.38	\$ 464.46
2, 2A and 2C	Parcel C -Townhome – Residential - Rate per Actual Acreage	\$ 18,493.77	\$ 20,269.83	\$ 20,110.37	\$ 19,684.53	\$ 19,621.24	\$ 19,632.29	\$ 11,687.72	\$ 6,143.05	\$ 7,478.92
2, 2A and 2C	Parcel C -Single Family – Residential - Rate per Nearest Whole Acre	\$ 1,303.66	\$ 1,407.25	\$ 1,391.63	\$ 1,367.15	\$ 1,356.61	\$ 1,358.39	\$ 1,347.49	\$ 1,004.46	\$ 1,191.38
2, 2A and 2C	Parcel C -Single Family – Residential - Rate per Actual Acreage	\$ 9,254.04	\$ 10,142.76	\$ 10,062.97	\$ 9,849.89	\$ 9,818.21	\$ 9,823.74	\$ 8,279.66	\$ 3,339.86	\$ 4,021.16
2, 2A and 2C	Parcel D -Single Family – Residential - Rate per Nearest Whole Acre	\$ 1,198.51	\$ 1,292.01	\$ 1,277.30	\$ 1,255.24	\$ 1,245.06	\$ 1,246.78	\$ 1,237.10	\$ 925.82	\$ 131.67
2, 2A and 2C	Parcel D -Single Family – Residential - Rate per Actual Acreage	\$ 9,254.04	\$ 10,142.76	\$ 10,062.97	\$ 9,849.89	\$ 9,818.21	\$ 9,823.74	\$ 8,279.66	\$ 3,339.86	
2, 2A and 2C	Parcel E -Single Family – Residential - Rate per Nearest Whole Acre	\$ 1,197.61	\$ 1,291.03	\$ 1,276.32	\$ 1,254.28	\$ 1,244.10	\$ 1,245.81	\$ 1,236.16	\$ 925.15	\$ 131.67
2, 2A and 2C	Parcel E -Single Family – Residential - Rate per Actual Acreage	\$ 9,254.04	\$ 10,142.76	\$ 10,062.97	\$ 9,849.89	\$ 9,818.21	\$ 9,823.74	\$ 8,279.66	\$ 3,339.86	
2, 2A and 2C	Parcel F -Townhome – Residential - Rate per Nearest Whole Acre	\$ 812.36	\$ 867.61	\$ 855.62	\$ 841.07	\$ 831.96	\$ 833.34	\$ 1,024.73	\$ 788.78	\$ 131.67
2, 2A and 2C	Parcel F -Townhome – Residential - Rate per Actual Acreage	\$ 18,493.77	\$ 20,269.83	\$ 20,110.37	\$ 19,684.53	\$ 19,621.24	\$ 19,632.29	\$ 11,687.72	\$ 6,143.05	
2, 2A and 2C	Parcel G -Single Family – Residential - Rate per Nearest Whole Acre	\$ 1,342.94	\$ 1,450.30	\$ 1,403.68	\$ 1,378.94	\$ 1,368.36	\$ 1,370.14	\$ 1,359.16	\$ 1,012.78	
2, 2A and 2C	Parcel G -Single Family – Residential	\$ 9,254.04	\$ 10,142.76	\$ 10,062.97	\$ 9,849.89	\$ 9,818.21	\$ 9,823.74	\$ 8,279.66	\$ 3,339.86	
3	ALL NON EXEMPT PARCELS	\$ 167.05	\$ 141.17	\$ 129.65	\$ 136.86	\$ 110.51	\$ 111.31	\$ 98.94	\$ 85.89	\$ 83.35
3 and 3A	PAR A	\$ 1,051.07	\$ 997.67	\$ 928.16	\$ 849.98	\$ 779.22	\$ 781.67	\$ 775.69	\$ 777.16	\$ 798.66
3 and 3A	PAR B	\$ 1,003.73	\$ 951.79	\$ 885.39	\$ 811.78	\$ 743.40	\$ 745.76	\$ 739.44	\$ 740.14	\$ 760.35
3 and 3A	PAR C	\$ 962.49	\$ 911.85	\$ 848.15	\$ 778.52	\$ 712.21	\$ 714.50	\$ 707.87	\$ 707.90	\$ 726.99
3 and 3A	PAR D, PLAT 1	\$ 1,056.95	\$ 1,003.36	\$ 933.48	\$ 854.72	\$ 783.67	\$ 786.13	\$ 780.19	\$ 781.77	\$ 803.42
3 and 3A	PAR D, PLAT 2	\$ 964.05	\$ 913.36	\$ 849.56	\$ 779.78	\$ 713.40	\$ 715.69	\$ 709.07	\$ 709.12	\$ 728.26
3 and 3A	PAR E	\$ 1,030.02	\$ 977.27	\$ 909.14	\$ 832.98	\$ 763.29	\$ 765.70	\$ 759.57	\$ 760.69	\$ 781.63
3 and 3A	PAR F	\$ 484.57	\$ 448.81	\$ 416.46	\$ 393.00	\$ 350.70	\$ 352.09	\$ 342.02	\$ 334.19	\$ 340.28
3 and 3A	PAR G	\$ 1,123.73	\$ 1,068.07	\$ 993.80	\$ 908.59	\$ 834.19	\$ 836.77	\$ 831.31	\$ 833.98	\$ 857.46
3 and 3A	PAR H	\$ 1,162.27	\$ 1,105.40	\$ 1,028.60	\$ 939.68	\$ 863.34	\$ 866.00	\$ 860.81	\$ 864.12	\$ 888.64
3 and 3A	PAR J	\$ 728.66	\$ 685.29	\$ 636.93	\$ 589.90	\$ 535.34	\$ 537.18	\$ 528.87	\$ 525.05	\$ 537.79
3 and 3A	APTS & COMMERCIAL	\$ 6,412.25	\$ 6,191.94	\$ 5,770.78	\$ 5,174.70	\$ 4,834.66	\$ 4,847.12	\$ 4,879.84	\$ 4,969.42	\$ 5,136.71
4	ALL NON EXEMPT PARCELS	\$ 70.71	\$ 71.39	\$ 65.49	\$ 64.83	\$ 46.37	\$ 51.47	\$ 48.07	\$ 51.98	\$ 34.59
5	ALL NON EXEMPT PARCELS	\$ 66.15	\$ 74.62	\$ 64.19	\$ 35.96	\$ 36.23	\$ 36.95	\$ 15.68	\$ 17.46	\$ 17.28
5 and 5E	ALL NON EXEMPT PARCELS	\$ 66.15	\$ 74.62	\$ 64.19	\$ 35.96	\$ 36.23	\$ 36.95	\$ 15.68	\$ 17.46	\$ 17.28
5 and 5A	GOLF COURSE	\$ 619.08	\$ 528.35	\$ 245.98	\$ 185.91	\$ 218.27	\$ 220.52	\$ 207.50	\$ 215.55	\$ 229.80
5 and 5A	INDUSTRIAL	\$ 3,621.57	\$ 2,992.15	\$ 1,237.37	\$ 1,003.64	\$ 1,211.05	\$ 1,221.66	\$ 1,253.61	\$ 1,295.88	\$ 1,388.81
5 and 5A	Emerald Dunes Condos	\$ 278.06	\$ 248.51	\$ 134.11	\$ 93.64	\$ 106.25	\$ 107.56	\$ 89.46	\$ 93.66	\$ 99.03
5 and 5A	Business Park Vista Center	\$ 562.86	\$ 482.22	\$ 228.09	\$ 171.15	\$ 200.36	\$ 202.46	\$ 188.63	\$ 196.06	\$ 208.89
5 and 5A	Ventura Greens at Emerald Dunes	\$ 574.07	\$ 491.41	\$ 231.79	\$ 174.20	\$ 204.06	\$ 206.19	\$ 192.53	\$ 200.09	\$ 213.21
5 and 5A	Links at Emerald Dunes	\$ 354.43	\$ 311.18	\$ 159.31	\$ 114.42	\$ 131.49	\$ 133.01	\$ 116.05	\$ 121.12	\$ 128.49
5 and 5A	Villas at Emerald Dunes	\$ 317.35	\$ 280.75	\$ 147.08	\$ 104.33	\$ 119.23	\$ 120.65	\$ 103.14	\$ 107.78	\$ 114.18
5 and 5A	Vista Center Condos	\$ 1,251.29	\$ 1,047.13	\$ 455.25	\$ 358.52	\$ 427.84	\$ 431.85	\$ 428.32	\$ 443.60	\$ 474.46
5 and 5B	RESIDENTIAL	\$ 556.17	\$ 536.65	\$ 488.01	\$ 455.91	\$ 435.07	\$ 436.01	\$ 417.97	\$ 419.25	\$ 409.00
5 and 5B	COMMERCIAL	\$ 3,629.31	\$ 3,434.20	\$ 3,145.93	\$ 3,089.56	\$ 2,936.38	\$ 2,938.72	\$ 2,940.91	\$ 2,939.05	\$ 2,865.65

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT										
TAX RATE HISTORY										
TAX PER ASSESSABLE UNIT										
		MAINTENANCE AND DEBT COMBINED TOTAL								
		SRC								
Unit(s)	Description	24-25	23-24	22-23	21-22	20-21	19-20	18-19	17-18	16-17
5 and 5B	Mezzano Condo	\$ 204.72	\$ 205.27	\$ 184.04	\$ 154.71	\$ 149.01	\$ 149.80	\$ 129.44	\$ 131.08	\$ 128.04
5 and 5C	RESIDENTIAL	\$ 116.62	\$ 113.22	\$ 98.54	\$ 69.14	\$ 65.30	\$ 72.41	\$ 49.29	\$ 105.16	\$ 243.78
5 and 5D	COMMERCIAL/AC	\$ 214.57	\$ 174.20	\$ 132.03	\$ 109.43	\$ 107.21	\$ 118.13	\$ 340.68	\$ 346.98	\$ 346.75
5 and 5D	San Michele condo	\$ 76.54	\$ 81.59	\$ 68.94	\$ 41.10	\$ 41.20	\$ 42.63	\$ 38.43	\$ 40.53	\$ 40.35
5 and 5D	RESIDENTIAL	\$ 288.95	\$ 224.10	\$ 166.02	\$ 146.24	\$ 142.78	\$ 158.80	\$ 503.54	\$ 512.09	\$ 511.84
7	ALL NON EXEMPT PARCELS	\$ 49.42	\$ 46.85	\$ 43.38	\$ 40.34	\$ 37.19	\$ 38.66	\$ 36.78	\$ 39.97	\$ 39.22
9	ALL NON EXEMPT PARCELS	\$ 85.12	\$ 78.40	\$ 69.38	\$ 66.99	\$ 56.19	\$ 58.41	\$ 56.01	\$ 59.66	\$ 59.64
9 and 28	ALL NON EXEMPT PARCELS	\$ 85.12	\$ 78.40	\$ 69.38	\$ 66.99	\$ 56.19	\$ 58.41	\$ 56.01	\$ 59.66	\$ 59.64
9, 9A and 9B	RESIDENTIAL/AC	\$ 4,031.95	\$ 3,847.43	\$ 3,695.81	\$ 3,428.38	\$ 3,269.31	\$ 3,279.21	\$ 3,206.31	\$ 3,221.60	\$ 3,140.08
9, 9A and 9B	GOLF COURSE/AC	\$ 1,245.85	\$ 1,193.42	\$ 1,143.56	\$ 1,069.63	\$ 1,012.73	\$ 1,017.31	\$ 1,000.19	\$ 1,003.74	\$ 981.63
9, 9A and 9B	COMMERCIAL/AC	\$ 12,850.24	\$ 12,225.57	\$ 11,748.32	\$ 10,846.85	\$ 10,372.79	\$ 10,399.16	\$ 10,129.57	\$ 10,193.87	\$ 9,918.09
11	ALL NON EXEMPT PARCELS	\$ 645.48	\$ 556.73	\$ 516.56	\$ 463.58	\$ 404.27	\$ 407.32	\$ 407.02	\$ 408.54	\$ 373.31
11 and 11A	ALL NON EXEMPT PARCELS	\$ 645.48	\$ 556.73	\$ 516.56	\$ 463.58	\$ 404.27	\$ 407.32	\$ 407.02	\$ 408.54	\$ 373.31
12	ALL NON EXEMPT PARCELS	\$ 42.55	\$ 39.30	\$ 33.85	\$ 32.01	\$ 25.92	\$ 27.27	\$ 25.45	\$ 26.28	\$ 25.41
12 and 31	GOLF COURSE - 12/28/31	\$ 499.04	\$ 364.46	\$ 276.66	\$ 334.50	\$ 355.31	\$ 373.46	\$ 408.41	\$ 661.42	\$ 857.41
12 and 31	RESIDENTIAL - 12/28/31	\$ 739.96	\$ 536.06	\$ 404.81	\$ 494.14	\$ 529.14	\$ 556.17	\$ 610.52	\$ 996.63	\$ 1,296.50
12 and 12A	ALL NON EXEMPT PARCELS	\$ 271.34	\$ 253.76	\$ 230.91	\$ 237.91	\$ 245.30	\$ 249.18	\$ 189.04	\$ 183.19	\$ 182.14
14	A	\$ 954.83	\$ 893.88	\$ 738.11	\$ 714.33	\$ 645.16	\$ 647.74	\$ 647.93	\$ 613.25	\$ 576.21
14	B	\$ 954.83	\$ 893.88	\$ 738.11	\$ 714.33	\$ 645.16	\$ 647.74	\$ 647.93	\$ 613.25	\$ 576.21
14	C	\$ 528.62	\$ 494.88	\$ 407.90	\$ 394.77	\$ 356.54	\$ 357.64	\$ 357.75	\$ 338.60	\$ 317.86
15	ALL NON EXEMPT PARCELS	\$ 242.11	\$ 231.33	\$ 198.46	\$ 181.15	\$ 160.15	\$ 161.42	\$ 131.62	\$ 115.53	\$ 102.27
16	ALL NON EXEMPT PARCELS	\$ 2,100.46	\$ 2,094.37	\$ 1,993.02	\$ 1,936.17	\$ 1,572.62	\$ 1,584.15	\$ 1,602.94	\$ 1,682.76	\$ 1,668.29
18	APARTMENTS	\$ 3,773.95	\$ 3,459.40	\$ 2,657.86	\$ 2,459.53	\$ 2,399.58	\$ 2,445.81	\$ 2,378.73	\$ 3,142.50	\$ 2,610.94
18	COMMERCIAL	\$ 8,454.94	\$ 7,750.23	\$ 5,954.52	\$ 5,510.20	\$ 5,375.88	\$ 5,479.46	\$ 5,329.17	\$ 7,040.28	\$ 5,849.40
18	GOLF COURSE	\$ 909.01	\$ 833.24	\$ 640.18	\$ 592.41	\$ 577.97	\$ 589.11	\$ 572.95	\$ 756.91	\$ 628.88
18	PSO	\$ 2,490.32	\$ 2,282.76	\$ 1,753.85	\$ 1,622.98	\$ 1,583.42	\$ 1,613.92	\$ 1,569.66	\$ 2,073.65	\$ 1,722.89
18	ERU	\$ 987.62	\$ 905.30	\$ 695.55	\$ 643.65	\$ 627.96	\$ 640.06	\$ 622.50	\$ 822.37	\$ 683.27
19	Non-condo Parcels	\$ 1,819.50	\$ 1,665.47	\$ 1,511.73	\$ 1,660.48	\$ 1,837.97	\$ 1,840.91	\$ 1,783.03	\$ 1,736.12	\$ 1,685.31
19 and 19A	52434205250010000	\$ 11,957.98	\$ 10,956.26	\$ 10,046.23	\$ 10,954.46	\$ 11,967.54	\$ 12,444.35	\$ 12,072.38	\$ 11,977.57	\$ 11,649.97
19 and 19A	52434205260270051	\$ 3,997.32	\$ 3,662.57	\$ 3,359.36	\$ 3,662.28	\$ 3,999.41	\$ 4,163.34	\$ 4,039.08	\$ 4,009.51	\$ 3,900.06
19 and 19A	52434205260270052	\$ 2,014.13	\$ 1,845.60	\$ 1,694.18	\$ 1,845.87	\$ 2,013.67	\$ 2,102.45	\$ 2,039.96	\$ 2,027.94	\$ 1,972.88
19 and 19A	52434205260270062	\$ 2,093.27	\$ 1,918.85	\$ 1,768.37	\$ 1,921.26	\$ 2,085.11	\$ 2,208.80	\$ 2,144.43	\$ 2,146.61	\$ 2,089.82
19 and 19A	52434205260270063	\$ 5,994.25	\$ 5,492.25	\$ 5,037.42	\$ 5,491.76	\$ 5,997.54	\$ 6,242.67	\$ 6,056.33	\$ 6,011.66	\$ 5,847.53
19 and 19A	52434205260270064	\$ 6,024.96	\$ 5,520.68	\$ 5,066.21	\$ 5,521.02	\$ 6,025.27	\$ 6,283.95	\$ 6,096.88	\$ 6,057.71	\$ 5,892.91
19 and 19A	52434205260270065	\$ 2,038.24	\$ 1,867.91	\$ 1,716.78	\$ 1,868.84	\$ 2,035.43	\$ 2,134.85	\$ 2,071.78	\$ 2,064.09	\$ 2,008.51
19 and 19A	52434205260270067	\$ 2,015.49	\$ 1,846.86	\$ 1,695.46	\$ 1,847.17	\$ 2,014.90	\$ 2,104.29	\$ 2,041.76	\$ 2,029.99	\$ 1,974.90
19 and 19A	52434205260270068	\$ 2,014.42	\$ 1,845.87	\$ 1,694.45	\$ 1,846.15	\$ 2,013.93	\$ 2,102.85	\$ 2,040.34	\$ 2,028.38	\$ 1,973.31
19 and 19A	52434205260270069	\$ 2,028.85	\$ 1,859.23	\$ 1,707.98	\$ 1,859.90	\$ 2,026.96	\$ 2,122.24	\$ 2,059.40	\$ 2,050.03	\$ 1,994.64
19 and 19A	52434205270270041									
19 and 19A	2979 PGA CONDO	\$ 1,378.04	\$ 1,263.06	\$ 1,162.53	\$ 1,264.19	\$ 1,374.30	\$ 1,449.06	\$ 1,406.56	\$ 1,404.87	\$ 1,367.40
19 and 19A	52434205270270042	\$ 4,058.40	\$ 3,719.10	\$ 3,416.62	\$ 3,720.46	\$ 4,054.55	\$ 4,245.42	\$ 4,119.72	\$ 4,101.10	\$ 3,990.31
19 and 19A	52434206000001100	\$ 10,202.11	\$ 9,349.68	\$ 8,594.14	\$ 9,354.58	\$ 10,187.01	\$ 10,688.94	\$ 10,373.34	\$ 10,336.85	\$ 10,058.67
19 and 19A	52434206000003040	\$ 10,029.48	\$ 9,189.91	\$ 8,432.32	\$ 9,190.15	\$ 10,031.17	\$ 10,456.96	\$ 10,145.46	\$ 10,078.02	\$ 9,803.61
19 and 19A	52434206000003080							\$ -	\$ 10,559.85	\$ 10,278.42
19 and 19A	52434206000003120							\$ -	\$ 2,039.74	\$ 1,984.51
19 and 19A	52434206030010000	\$ 6,083.28	\$ 5,574.66	\$ 5,120.88	\$ 5,576.57	\$ 6,077.92	\$ 6,362.33	\$ 6,173.87	\$ 6,145.16	\$ 5,979.09
19 and 19A	52434206030030000	\$ 6,089.87	\$ 5,580.75	\$ 5,127.06	\$ 5,582.85	\$ 6,083.87	\$ 6,371.18	\$ 6,182.57	\$ 6,155.04	\$ 5,988.82
19 and 19A	52434206050000000	\$ 47,711.45	\$ 43,732.05	\$ 40,265.90	\$ 43,775.75	\$ 47,565.95	\$ 50,219.65	\$ 48,749.40	\$ 48,721.68	\$ 47,424.98
19 and 19A	52434206060000000	\$ 12,480.03	\$ 11,439.42	\$ 10,535.61	\$ 11,451.73	\$ 12,438.80	\$ 13,145.88	\$ 12,761.54	\$ 12,760.32	\$ 12,421.32
19 and 19A	52434206070010010	\$ 3,979.64	\$ 3,646.21	\$ 3,342.79	\$ 3,645.43	\$ 3,983.45	\$ 4,139.58	\$ 4,015.74	\$ 3,983.00	\$ 3,873.94
19 and 19A	52434206070010020	\$ 2,039.24	\$ 1,868.85	\$ 1,717.72	\$ 1,869.79	\$ 2,036.34	\$ 2,136.20	\$ 2,073.11	\$ 2,065.60	\$ 2,009.99
19 and 19A	52434206070020000	\$ 6,047.69	\$ 5,541.71	\$ 5,087.51	\$ 5,542.67	\$ 6,045.79	\$ 6,314.49	\$ 6,126.88	\$ 6,091.79	\$ 5,926.49
19 and 19A	52434206080010000	\$ 3,975.57	\$ 3,642.44	\$ 3,338.97	\$ 3,641.56	\$ 3,979.77	\$ 4,134.11	\$ 4,010.37	\$ 3,976.90	\$ 3,867.93
19 and 19A	52434206120010020	\$ 18,996.46	\$ 17,414.96	\$ 16,062.54	\$ 17,440.89	\$ 18,907.74	\$ 20,090.27	\$ 19,507.21	\$ 19,554.95	\$ 23,111.26
19 and 19A	52434206120020000	\$ 16,909.68	\$ 15,502.12	\$ 14,300.25	\$ 15,525.82	\$ 16,828.49	\$ 17,890.19	\$ 17,371.35	\$ 17,418.08	\$ 16,960.18
19 and 19A	52434206120030000	\$ 2,112.42	\$ 1,936.57	\$ 1,786.32	\$ 1,939.50	\$ 2,102.39	\$ 2,234.54	\$ 2,169.71	\$ 2,175.32	\$ 2,118.11
19 and 19A	52434206140010000			\$ 80,185.48	\$ 87,572.73	\$ 95,945.01	\$ 98,964.34	\$ 95,973.66	\$ 94,843.83	\$ 92,211.74
19 and 19A	52434206260010000	#VALUE!	\$ 82,240.34							
19 and 19A	52434206300130000	\$ 1,977.28	\$ 1,811.50							

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT										
TAX RATE HISTORY										
TAX PER ASSESSABLE UNIT										
		MAINTENANCE AND DEBT COMBINED TOTAL								
		SRC								
Unit(s)	Description	24-25	23-24	22-23	21-22	20-21	19-20	18-19	17-18	16-17
19 and 19A	52434206300180000	\$ 3,918.44	\$ 3,589.56							
19 and 19A	52434206300010010	\$ 87,842.02								
19 and 19A	52434206300010020	\$ 1,936.71								
19 and 19A	2701 PGA Blvd Condominium	\$ 666.69	\$ 610.86	\$ 420.25	\$ 458.12	\$ 500.24	\$ 520.89	\$ 505.35	\$ 501.71	\$ 488.03
19 and 19A	Harbour Oaks (317 Units)	\$ 236.99	\$ 217.06	\$ 198.38	\$ 216.83	\$ 237.91	\$ 244.38	\$ 236.95	\$ 233.69	\$ 227.16
19 and 19A	San Matera Condos - 710 sq ft	\$ 115.32	\$ 105.64	\$ 96.64	\$ 105.55	\$ 115.67	\$ 119.23	\$ 115.63	\$ 114.22	\$ 111.04
19 and 19A	San Matera Condos - 783-816 sq ft	\$ 116.40	\$ 106.64	\$ 97.64	\$ 106.57	\$ 116.64	\$ 120.67	\$ 117.04	\$ 115.83	\$ 112.63
19 and 19A	San Matera Condos - 896 sq ft	\$ 117.33	\$ 107.50	\$ 98.52	\$ 107.46	\$ 117.48	\$ 121.93	\$ 118.28	\$ 117.23	\$ 114.01
19 and 19A	San Matera Condos - 999-1016 sq ft	\$ 118.56	\$ 108.64	\$ 99.67	\$ 108.63	\$ 118.59	\$ 123.58	\$ 119.90	\$ 119.08	\$ 115.83
19 and 19A	San Matera Condos - 1081 sq ft	\$ 119.33	\$ 109.35	\$ 100.39	\$ 109.37	\$ 119.28	\$ 124.61	\$ 120.92	\$ 120.23	\$ 116.96
19 and 19A	San Matera Condos - 1203 sq ft	\$ 120.65	\$ 110.57	\$ 101.62	\$ 110.62	\$ 120.47	\$ 126.38	\$ 122.65	\$ 122.20	\$ 118.91
19 and 19A	San Matera Condos - 1288-1331 sq ft	\$ 121.86	\$ 111.69	\$ 102.76	\$ 111.78	\$ 121.57	\$ 128.01	\$ 124.26	\$ 124.02	\$ 120.70
19 and 19A	San Matera Condos - 1370 sq ft	\$ 122.45	\$ 112.24	\$ 103.31	\$ 112.34	\$ 122.10	\$ 128.80	\$ 125.03	\$ 124.91	\$ 121.57
19 and 19A	San Matera Condos - 1718-1730 sq ft	\$ 126.23	\$ 115.74	\$ 106.86	\$ 115.94	\$ 125.52	\$ 133.89	\$ 130.03	\$ 130.58	\$ 127.16
19 and 19A	San Matera Condos - 1818-1832 sq ft	\$ 127.36	\$ 116.78	\$ 107.92	\$ 117.02	\$ 126.53	\$ 135.40	\$ 131.52	\$ 132.27	\$ 128.83
19 and 19A	52434206230010000	\$ 1,327.81	\$ 1,216.72	\$ 1,116.94	\$ 1,216.91	\$ 1,327.46	\$ 1,386.19	\$ 1,344.99	\$ 1,337.17	\$ 1,300.87
19 and 19A	52434206230020000	\$ 597.36	\$ 547.38	\$ 502.49	\$ 547.47	\$ 597.20	\$ 623.62	\$ 605.09	\$ 601.57	\$ 585.24
19 and 19A	52434206230020010	\$ 1,609.11	\$ 1,474.47	\$ 1,353.55	\$ 1,474.71	\$ 1,608.68	\$ 1,679.85	\$ 1,629.93	\$ 1,620.44	\$ 1,576.45
19 and 19A	52434206230020020	\$ 1,203.10	\$ 1,102.44	\$ 1,012.03	\$ 1,102.61	\$ 1,202.78	\$ 1,255.99	\$ 1,218.66	\$ 1,211.57	\$ 1,178.68
19 and 19A	52434206230030000	\$ 1,637.15	\$ 1,500.17	\$ 1,377.14	\$ 1,500.40	\$ 1,636.71	\$ 1,709.12	\$ 1,658.33	\$ 1,648.68	\$ 1,603.92
19 and 19A	52434206230030010	\$ 2,336.83	\$ 2,141.31	\$ 1,965.70	\$ 2,141.64	\$ 2,336.21	\$ 2,439.56	\$ 2,367.07	\$ 2,353.28	\$ 2,289.41
19 and 19A	52434206230030020	\$ 1,564.68	\$ 1,433.77	\$ 1,316.19	\$ 1,433.99	\$ 1,564.26	\$ 1,633.47	\$ 1,584.93	\$ 1,575.70	\$ 1,532.93
19 and 19A	52434206230040000	\$ 899.96	\$ 824.66	\$ 757.03	\$ 824.79	\$ 899.72	\$ 939.52	\$ 911.60	\$ 906.30	\$ 881.69
19 and 19A	52434206230050000	\$ 133.64	\$ 122.46	\$ 112.41	\$ 122.47	\$ 133.60	\$ 139.51	\$ 135.36	\$ 134.58	\$ 130.93
19 and 19A	52434206230060000	\$ 779.60	\$ 714.36	\$ 655.79	\$ 714.49	\$ 779.41	\$ 813.89	\$ 789.70	\$ 785.08	\$ 763.79
19 and 19A	52434206280010000	\$ 12,372.82	\$ 11,340.21	\$ 10,435.11	\$ 11,349.61	\$ 12,342.04	\$ 13,001.83	\$ 12,620.02		
19 and 19A	Landmark at the Gardens Condos	\$ 59.85	\$ 54.84	\$ 50.27	\$ 54.82	\$ 59.92	\$ 62.24	\$ 60.37	\$ 59.88	\$ 58.23
20	A	\$ 561.67	\$ 1,080.96	\$ 1,088.75	\$ 1,088.54	\$ 307.04	\$ 307.55	\$ 239.90	\$ 216.43	\$ 203.60
20	B	\$ 421.26	\$ 810.72	\$ 816.56	\$ 816.40	\$ 230.28	\$ 230.66	\$ 179.93	\$ 162.32	\$ 152.70
20	C	\$ 280.84	\$ 540.48	\$ 544.37	\$ 544.27	\$ 153.52	\$ 153.77	\$ 119.95	\$ 108.22	\$ 101.80
20	D	\$ 140.42	\$ 270.24	\$ 272.19	\$ 272.13	\$ 76.76	\$ 76.89	\$ 59.98	\$ 54.11	\$ 50.90
21	ALL NON EXEMPT PARCELS	\$ 3,012.44	\$ 2,752.58	\$ 1,701.27	\$ 1,247.21	\$ 1,273.28	\$ 1,658.45	\$ 1,522.62	\$ 1,304.82	\$ 1,151.81
23	ALL NON EXEMPT PARCELS	\$ 517.31	\$ 472.58	\$ 452.29	\$ 287.44	\$ 262.19	\$ 264.57	\$ 247.98	\$ 243.16	\$ 224.11
24 and 24A	ALL NON EXEMPT PARCELS	\$ 872.77	\$ 797.27	\$ 557.60	\$ 512.73	\$ 475.01	\$ 477.13	\$ 477.35	\$ 503.96	\$ 488.10
27B	Condo units	\$ 631.89	\$ 596.66	\$ 628.33	\$ 620.76	\$ 601.31	\$ 659.76	\$ 688.64	\$ 749.67	\$ 562.19
27B	Condo sites									
27B	Townhomes	\$ 597.76	\$ 562.83	\$ 598.71	\$ 616.26	\$ 595.79	\$ 644.27	\$ 669.19	\$ 719.86	\$ 566.52
27B	Single Family - 40 ft lots	\$ 935.23	\$ 880.57	\$ 936.71	\$ 964.17	\$ 932.15	\$ 1,007.99	\$ 1,046.98	\$ 1,126.25	\$ 886.35
27B	Single Family - 50 ft lots	\$ 1,169.03	\$ 1,100.71	\$ 1,170.89	\$ 1,205.22	\$ 1,165.19	\$ 1,259.99	\$ 1,308.73	\$ 1,407.81	\$ 1,107.94
27B	Single Family - Preserve lots	\$ 1,402.89	\$ 1,320.90	\$ 1,405.11	\$ 1,446.32	\$ 1,398.27	\$ 1,512.04	\$ 1,570.53	\$ 1,689.44	\$ 1,329.57
27B	COMMERCIAL	\$ 2,637.65	\$ 2,494.25	\$ 2,613.11	\$ 2,525.84	\$ 2,449.36	\$ 2,708.61	\$ 2,834.59	\$ 3,105.29	\$ 2,268.57
29	ALL NON EXEMPT PARCELS	\$ 784.58	\$ 718.92	\$ 371.05	\$ 319.94	\$ 292.85	\$ 297.22	\$ 290.27	\$ 289.22	\$ 284.94
31	COMMERCIAL	\$ 4,778.66	\$ 3,403.82	\$ 2,541.83	\$ 3,166.51	\$ 3,448.08	\$ 3,624.01	\$ 4,008.91	\$ 6,648.82	\$ 8,709.50
31	GOLF COURSE 28/31	\$ 456.49	\$ 325.16	\$ 242.81	\$ 302.49	\$ 329.39	\$ 346.19	\$ 382.96	\$ 635.14	\$ 832.00
31	RESIDENTIAL 28/31	\$ 697.41	\$ 496.76	\$ 370.96	\$ 462.13	\$ 503.22	\$ 528.90	\$ 585.07	\$ 970.35	\$ 1,271.09
32	ALL NON EXEMPT PARCELS	\$ 432.45	\$ 400.89	\$ 369.47	\$ 366.07	\$ 318.90	\$ 319.18	\$ 261.54	\$ 257.36	\$ 204.90
32 and 32A	ALL NON EXEMPT PARCELS	\$ 616.23	\$ 573.30	\$ 557.56	\$ 559.89	\$ 497.67	\$ 500.55	\$ 438.14	\$ 415.81	\$ 552.35
33	ALL NON EXEMPT PARCELS	\$ 361.71	\$ 335.12	\$ 215.04	\$ 185.38	\$ 177.88	\$ 180.40	\$ 175.31	\$ 176.50	\$ 168.27
34	PER CONDO	\$ 1,192.11	\$ 1,090.79	\$ 1,038.39	\$ 972.54	\$ 842.72	\$ 843.55	\$ 843.35	\$ 825.54	\$ 818.80
34	SINGLE FAM	\$ 2,642.54	\$ 2,417.95	\$ 2,301.78	\$ 2,155.82	\$ 1,868.04	\$ 1,869.88	\$ 1,869.44	\$ 1,829.96	\$ 1,815.01
36	PER ACRE									
36	Per condo w/o landscape benefit									
36	PER CONDO									
36	Drainage - per acre									
36	Landscape - per acre									
36	Per condo - "1420 Cypress Dr Condos"									
38	ALL NON EXEMPT PARCELS	\$ 864.35	\$ 790.42	\$ 767.17	\$ 778.24	\$ 773.22	\$ 855.30	\$ 763.63	\$ 506.22	\$ 506.13
41	ALL NON EXEMPT PARCELS - No Debt	\$ 214.81	\$ 201.05	\$ 127.76	\$ 108.76	\$ 110.11	\$ 115.98	\$ 108.07	\$ 136.41	\$ 149.88
41	ALL NON EXEMPT PARCELS	\$ 214.81	\$ 201.05	\$ 127.76	\$ 108.76	\$ 110.11	\$ 115.98	\$ 108.07	\$ 136.41	\$ 149.88

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT										
TAX RATE HISTORY										
TAX PER ASSESSABLE UNIT										
		MAINTENANCE AND DEBT COMBINED TOTAL								
		SRC								
Unit(s)	Description	24-25	23-24	22-23	21-22	20-21	19-20	18-19	17-18	16-17
43	UNDESIGNATED/AC									
43	SINGLE FAM	\$ 5,232.28	\$ 4,792.46	\$ 4,627.46	\$ 4,420.60	\$ 4,314.42	\$ 4,322.70	\$ 4,276.96	\$ 4,757.89	\$ 4,707.85
43	MULTI FAM	\$ 5,565.79	\$ 4,867.65	\$ 4,607.19	\$ 4,284.75	\$ 4,120.46	\$ 4,125.94	\$ 4,022.57	\$ 4,763.57	\$ 4,170.10
43	SINGLE FAM OTHER	\$ 3,976.08	\$ 3,637.18	\$ 3,510.07	\$ 3,350.80	\$ 3,269.07	\$ 3,275.30	\$ 3,239.42	\$ 3,609.55	\$ 3,560.55
43	GOLF/PRIVATE	\$ 2,007.72	\$ 1,836.59	\$ 1,772.41	\$ 1,691.99	\$ 1,650.71	\$ 1,653.86	\$ 1,635.75	\$ 1,822.64	\$ 1,797.91
43	COMMERCIAL	\$ 10,898.36	\$ 9,823.54	\$ 9,421.32	\$ 8,919.89	\$ 8,663.33	\$ 8,678.30	\$ 8,545.30	\$ 9,705.15	\$ 9,226.05
43	CONDO	\$ 680.91	\$ 622.87	\$ 601.10	\$ 573.83	\$ 559.82	\$ 560.89	\$ 554.75	\$ 618.14	\$ 609.74
44	GOLF COURSE	\$ 1,805.05	\$ 1,732.44	\$ 1,616.37	\$ 1,621.08	\$ 1,578.21	\$ 1,591.78	\$ 1,573.48	\$ 1,655.62	\$ 1,652.92
44	RES COTTAGES	\$ 2,383.75	\$ 2,287.86	\$ 2,134.59	\$ 2,140.81	\$ 2,084.19	\$ 2,102.12	\$ 2,077.94	\$ 2,186.41	\$ 2,182.85
44	SINGLE FAM RES	\$ 7,821.42	\$ 7,506.77	\$ 7,003.87	\$ 7,024.29	\$ 6,838.49	\$ 6,897.31	\$ 6,818.00	\$ 7,173.92	\$ 7,162.21
44	SINGLE FAM RES - 1 1/2 LOT	\$ 11,732.13	\$ 11,260.16	\$ 10,505.81	\$ 10,536.44	\$ 10,257.74	\$ 10,345.97	\$ 10,227.00	\$ 10,760.88	\$ 10,743.32
44	SINGLE FAM RES - DBL LOT	\$ 15,642.84	\$ 15,013.54	\$ 14,007.74	\$ 14,048.58	\$ 13,676.98	\$ 13,794.62	\$ 13,636.00	\$ 14,347.84	\$ 14,324.42
45	ALL NON EXEMPT PARCELS	\$ 2,349.54	\$ 2,310.35	\$ 2,195.21	\$ 2,198.74	\$ 1,651.92	\$ 1,655.42	\$ 1,506.04	\$ 1,464.87	\$ 1,292.15
46	Sonoma Isles (fka Lakewood)	\$ 670.62	\$ 675.23	\$ 676.27	\$ 678.68	\$ 675.13	\$ 681.15	\$ 680.93	\$ 887.81	\$ 1,630.69
46	Jupiter CC- Single Family Lots	\$ 1,162.23	\$ 1,172.13	\$ 1,165.43	\$ 1,173.25	\$ 1,161.44	\$ 1,178.88	\$ 1,151.81	\$ 1,199.75	\$ 1,285.63
46	Jupiter CC-Single Family Pod D									
46	Jupiter CC-Single Family Pod E - Undev									
46	Jupiter CC-Multi Family Pod F Undeveloped	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,855.85	\$ 8,350.39	\$ 9,315.03
46	Jupiter CC-Multi Family Pod F Condos	\$ 1,141.01	\$ 1,150.73	\$ 1,144.16	\$ 1,151.83	\$ 1,140.23	\$ 1,157.37	\$ 1,130.79	\$ 1,177.85	\$ 1,262.16
47	ALL NON EXEMPT PARCELS	\$ 132.08	\$ 121.14	\$ 104.63	\$ 91.21	\$ 85.45	\$ 85.51	\$ 83.82	\$ 78.87	\$ 72.07
49	Parcels East of Congress	\$ 2,634.98	\$ 2,418.61	\$ 1,718.68	\$ 1,466.98	\$ 1,426.15	\$ 1,429.67	\$ 1,419.93	\$ 1,406.69	\$ 1,284.82
49	Parcels West of Congress	\$ 488.67	\$ 448.55	\$ 416.37	\$ 355.39	\$ 345.50	\$ 346.35	\$ 344.00	\$ 340.79	\$ 322.78
51	UNDEVELOPED									
51	SINGLE FAM	\$ 655.00	\$ 650.97	\$ 649.76	\$ 516.61	\$ 508.32	\$ 512.16	\$ 275.49	\$ 202.31	\$ 197.59
51	MULTI FAM	\$ 391.56	\$ 389.15	\$ 388.43	\$ 308.83	\$ 303.87	\$ 306.17	\$ 164.69	\$ 120.94	\$ 118.12
53	Lots - Townhome residential	\$ 1,094.21	\$ 1,099.64	\$ 1,100.91	\$ 1,089.73	\$ 996.11	\$ -	\$ -	\$ -	\$ -
53	Undev - Townhome residential	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
53	Lots -SF residential - ZLL	\$ 1,460.34	\$ 1,467.59	\$ 1,469.26	\$ 1,454.35	\$ 1,263.32	\$ 1,251.65	\$ 876.89	\$ 693.51	\$ -
53	Undev -SF residential - ZLL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
53	Lots -SF residential - traditional	\$ 1,555.09	\$ 1,562.82	\$ 1,564.60	\$ 1,548.72	\$ 1,374.16	\$ 1,331.33	\$ 932.71	\$ 737.65	\$ -
53	Undev -SF residential - traditional	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
53	COMMERCIAL	\$ -	\$ -	\$ -	\$ 4,694.85	\$ 3,898.71	\$ 3,810.23	\$ 2,489.95	\$ -	\$ -
53	Undeveloped undesignated	#VALUE!	\$ 4,203.82	\$ 4,288.55	\$ 4,150.56	\$ 2,893.15	\$ 2,917.04	\$ 2,043.63	\$ 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	24-25	23-24	22-23	21-22	20-21	19-20	18-19	17-18	16-17
1	ALL NON EXEMPT PARCELS	70.79	64.68	59.29	63.37	54.10	55.47	54.16	57.89	55.80
2	ALL NON EXEMPT PARCELS	46.95	42.94	41.95	37.04	30.99	31.95	31.55	33.04	32.05
2 and 28	ALL NON EXEMPT PARCELS	46.95	42.94	41.95	37.04	30.99	31.95	31.55	33.04	32.05
2 and 2A	ALL NON EXEMPT PARCELS	78.44	69.77	65.17	58.22	51.44	53.96	49.97	50.86	49.59
2 and 2A	MFR	78.44	69.77	65.17	58.22	51.44	53.96	49.97	50.86	49.59
2 and 2A	SFC	78.44	69.77	65.17	58.22	51.44	53.96	49.97	50.86	49.59
2, 2A and 2C	Undeveloped, unassigned - Rate per Nearest Whole Acre	78.44	69.77	65.17	58.22	51.44	53.96	49.97	50.86	49.59
2, 2A and 2C	Undeveloped, unassigned - Rate per Actual Acreage	1,681.68	1,467.85	1,285.76	646.92	558.99	535.78	349.08	212.60	35.34
2, 2A and 2C	Community Only - Biotech A - Rate per Nearest Whole Acre	78.44	69.77	65.17	58.22	51.44	53.96	49.97	50.86	49.59
2, 2A and 2C	Community Only - Biotech A - Rate per Actual Acreage	892.90	788.69	682.52	436.45	393.13	376.83	245.28	177.94	48.18
2, 2A and 2C	Community Only - Biotech B - Rate per Nearest Whole Acre	78.44	69.77	65.17	58.22	51.44	53.96	49.97	50.86	49.59
2, 2A and 2C	Community Only - Biotech B - Rate per Actual Acreage	1,136.02	1,003.44	868.36	555.29	500.17	479.44	312.06	174.47	
2, 2A and 2C	Community Only - Office - Rate per Nearest Whole Acre	78.44	69.77	65.17	58.22	51.44	53.96	49.97	50.86	49.59
2, 2A and 2C	Community Only - Office - Rate per Actual Acreage	1,313.49	1,160.19	1,004.01	642.03	578.31	554.33	360.81	197.18	53.39
2, 2A and 2C	Community Only - Hotel - Rate per Nearest Whole Acre	78.44	69.77	65.17	58.22	51.44	53.96	49.97		
2, 2A and 2C	Community Only - Hotel - Rate per Actual Acreage	3,321.07	2,933.46	2,538.57	1,623.33	1,462.22	1,401.59	912.29		
2, 2A and 2C	Community Only - Commercial/Retail - Rate per Nearest Whole Acre	78.44	69.77	65.17	58.22	51.44	53.96	49.97	50.86	49.59
2, 2A and 2C	Community Only - Commercial/Retail - Rate per Actual Acreage	943.53	833.41	721.22	461.20	415.42	398.20	248.09	179.98	48.73
2, 2A and 2C	Community Only - Apartment - Rate per Nearest Whole Acre	78.44	69.77	65.17	58.22	51.44	53.96	49.97	50.86	49.59
2, 2A and 2C	Community Only - Apartment - Rate per Actual Acreage	1,133.82	1,001.49	866.68	554.21	499.20	478.51	311.46	225.95	60.04
2, 2A and 2C	Community Only - Utility - Rate per Nearest Whole Acre	78.44	69.77	65.17	58.22	51.44	53.96	49.97	50.86	49.59
2, 2A and 2C	Community Only - Utility - Rate per Actual Acreage	304.29	268.78	232.60	148.74	133.98	128.42	83.59	60.64	16.42
2, 2A and 2C	Parcel C -Townhome – Residential - Rate per Nearest Whole Acre	109.31	97.04	88.77	73.31	65.03	66.99	58.45	57.01	51.26
2, 2A and 2C	Parcel C -Townhome – Residential - Rate per Actual Acreage	1,563.06	1,380.63	1,194.78	764.02	688.19	659.66	258.37	138.29	37.44
2, 2A and 2C	Parcel C -Single Family – Residential - Rate per Nearest Whole Acre	176.77	156.62	140.33	106.28	94.73	95.46	76.98	70.45	54.90
2, 2A and 2C	Parcel C -Single Family – Residential - Rate per Actual Acreage	782.13	690.85	597.85	382.31	344.36	330.08	183.03	75.19	20.13
2, 2A and 2C	Parcel D -Single Family – Residential - Rate per Nearest Whole Acre	167.88	148.77	133.54	101.94	90.82	91.71	74.54	68.68	49.59
2, 2A and 2C	Parcel D -Single Family – Residential - Rate per Actual Acreage	782.13	690.85	597.85	382.31	344.36	330.08	183.03	75.19	
2, 2A and 2C	Parcel E -Single Family – Residential - Rate per Nearest Whole Acre	167.81	148.71	133.48	101.90	90.79	91.67	74.52	68.67	49.59
2, 2A and 2C	Parcel E -Single Family – Residential - Rate per Actual Acreage	782.13	690.85	597.85	382.31	344.36	330.08	183.03	75.19	
2, 2A and 2C	Parcel F -Townhome – Residential - Rate per Nearest Whole Acre	140.27	124.38	112.43	88.44	78.66	80.05	71.73	66.65	49.59
2, 2A and 2C	Parcel F -Townhome – Residential - Rate per Actual Acreage	1,563.06	1,380.63	1,194.78	764.02	688.19	659.66	258.37	138.29	
2, 2A and 2C	Parcel G -Single Family – Residential - Rate per Nearest Whole Acre	180.09	159.55	141.05	106.74	95.14	95.85	77.24	70.64	
2, 2A and 2C	Parcel G -Single Family – Residential	782.13	690.85	597.85	382.31	344.36	330.08	183.03	75.19	
3	ALL NON EXEMPT PARCELS	167.05	141.17	129.65	136.86	110.51	111.31	98.94	85.89	83.35
3 and 3A	PAR A	555.74	490.76	412.81	340.15	272.63	274.09	267.54	268.74	285.47
3 and 3A	PAR B	534.93	472.03	397.65	329.26	263.95	265.37	258.51	258.95	274.65
3 and 3A	PAR C	516.80	455.73	384.44	319.78	256.39	257.78	250.64	250.42	265.22
3 and 3A	PAR D, PLAT 1	558.33	493.08	414.70	341.50	273.71	275.17	268.66	269.96	286.82
3 and 3A	PAR D, PLAT 2	517.48	456.35	384.94	320.14	256.68	258.07	250.94	250.74	265.58
3 and 3A	PAR E	546.49	482.43	406.07	335.30	268.77	270.21	263.52	264.38	280.66
3 and 3A	PAR F	306.66	266.74	231.36	209.88	168.74	169.78	159.50	151.57	155.95
3 and 3A	PAR G	587.69	519.49	436.09	356.86	285.96	287.47	281.39	283.77	302.09
3 and 3A	PAR H	604.64	534.73	448.43	365.72	293.03	294.57	288.74	291.74	310.90
3 and 3A	PAR J	413.98	363.26	309.54	266.01	213.51	214.72	206.05	202.05	211.76
3 and 3A	APTS & COMMERCIAL	2,913.00	2,610.85	2,130.08	1,572.99	1,255.85	1,261.29	1,289.99	1,377.64	1,511.25
4	ALL NON EXEMPT PARCELS	70.71	71.39	65.49	64.83	46.37	51.47	48.07	51.98	34.59
5	ALL NON EXEMPT PARCELS	66.15	74.62	64.19	35.96	36.23	36.95	15.68	17.46	17.28
5 and 5E	ALL NON EXEMPT PARCELS	66.15	74.62	64.19	35.96	36.23	36.95	15.68	17.46	17.28
5 and 5A	GOLF COURSE	619.08	528.35	245.98	185.91	218.27	220.52	207.50	215.55	229.80
5 and 5A	INDUSTRIAL	3,621.57	2,992.15	1,237.37	1,003.64	1,211.05	1,221.66	1,253.61	1,295.88	1,388.81
5 and 5A	Emerald Dunes Condos	278.06	248.51	134.11	93.64	106.25	107.56	89.46	93.66	99.03
5 and 5A	Business Park Vista Center	562.86	482.22	228.09	171.15	200.36	202.46	188.63	196.06	208.89
5 and 5A	Ventura Greens at Emerald Dunes	574.07	491.41	231.79	174.20	204.06	206.19	192.53	200.09	213.21

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT										
TAX RATE HISTORY										
TAX PER ASSESSABLE UNIT										
		MAINTENANCE ONLY								
		SRC								
Unit(s)	Description	24-25	23-24	22-23	21-22	20-21	19-20	18-19	17-18	16-17
5 and 5A	Links at Emerald Dunes	354.43	311.18	159.31	114.42	131.49	133.01	116.05	121.12	128.49
5 and 5A	Villas at Emerald Dunes	317.35	280.75	147.08	104.33	119.23	120.65	103.14	107.78	114.18
5 and 5A	Vista Center Condos	1,251.29	1,047.13	455.25	358.52	427.84	431.85	428.32	443.60	474.46
5 and 5B	RESIDENTIAL	229.94	201.54	149.80	118.65	99.67	100.99	82.30	81.95	80.03
5 and 5B	COMMERCIAL	1,257.14	997.48	686.69	637.20	497.54	502.61	500.12	486.41	473.58
5 and 5B	Mezzano Condo	112.47	110.51	88.40	59.34	54.17	55.06	34.52	35.70	35.02
5 and 5C	RESIDENTIAL	116.62	113.22	98.54	69.14	65.30	72.41	49.29	105.16	243.78
5 and 5D	COMMERCIAL/AC	214.57	174.20	132.03	109.43	107.21	118.13	59.82	68.88	64.07
5 and 5D	San Michele condo	76.54	81.59	68.94	41.10	41.20	42.63	18.77	21.06	20.56
5 and 5D	RESIDENTIAL	288.95	224.10	166.02	146.24	142.78	158.80	81.94	94.64	87.52
7	ALL NON EXEMPT PARCELS	49.42	46.85	43.38	40.34	37.19	38.66	36.78	39.97	39.22
9	ALL NON EXEMPT PARCELS	85.12	78.40	69.38	66.99	56.19	58.41	56.01	59.66	59.64
9 and 28	ALL NON EXEMPT PARCELS	85.12	78.40	69.38	66.99	56.19	58.41	56.01	59.66	59.64
9, 9A and 9B	RESIDENTIAL/AC	1,595.45	1,335.54	1,149.63	894.70	759.55	757.10	679.84	678.79	625.97
9, 9A and 9B	GOLF COURSE/AC	502.74	431.95	373.09	302.86	252.89	253.22	235.51	234.56	219.81
9, 9A and 9B	COMMERCIAL/AC	5,142.83	4,249.60	3,654.26	2,793.13	2,397.12	2,387.57	2,099.41	2,108.86	1,932.89
11	ALL NON EXEMPT PARCELS	645.48	556.73	516.56	463.58	404.27	407.32	407.02	408.54	373.31
11 and 11A	ALL NON EXEMPT PARCELS	645.48	556.73	516.56	463.58	404.27	407.32	407.02	408.54	373.31
12	ALL NON EXEMPT PARCELS	42.55	39.30	33.85	32.01	25.92	27.27	25.45	26.28	25.41
12 and 31	GOLF COURSE - 12/28/31	499.04	364.46	276.66	334.50	355.31	373.46	408.41	661.42	857.41
12 and 31	RESIDENTIAL - 12/28/31	739.96	536.06	404.81	494.14	529.14	556.17	610.52	996.63	1,296.50
12 and 12A	ALL NON EXEMPT PARCELS	271.34	253.76	230.91	237.91	245.30	249.18	189.04	183.19	182.14
14	A	954.83	893.88	738.11	714.33	645.16	647.74	647.93	613.25	576.21
14	B	954.83	893.88	738.11	714.33	645.16	647.74	647.93	613.25	576.21
14	C	528.62	494.88	407.90	394.77	356.54	357.64	357.75	338.60	317.86
15	ALL NON EXEMPT PARCELS	242.11	231.33	198.46	181.15	160.15	161.42	131.62	115.53	102.27
16	ALL NON EXEMPT PARCELS	1,798.88	1,505.85	1,375.41	1,071.94	785.14	783.95	812.73	844.56	844.69
18	APARTMENTS	3,773.95	3,459.40	2,657.86	2,459.53	2,399.58	2,445.81	2,378.73	3,142.50	2,610.94
18	COMMERCIAL	8,454.94	7,750.23	5,954.52	5,510.20	5,375.88	5,479.46	5,329.17	7,040.28	5,849.40
18	GOLF COURSE	909.01	833.24	640.18	592.41	577.97	589.11	572.95	756.91	628.88
18	PSO	2,490.32	2,282.76	1,753.85	1,622.98	1,583.42	1,613.92	1,569.66	2,073.65	1,722.89
18	ERU	987.62	905.30	695.55	643.65	627.96	640.06	622.50	822.37	683.27
19	Non-condo Parcels	1,819.50	1,665.47	1,511.73	1,660.48	901.64	903.94	842.44	786.36	747.72
19 and 19A	52434205250010000	11,957.98	10,956.26	10,046.23	10,954.46	6,349.56	6,822.53	6,428.84	6,279.01	6,024.43
19 and 19A	52434205260270051	3,997.32	3,662.57	3,359.36	3,662.28	2,126.75	2,289.40	2,157.90	2,109.99	2,024.88
19 and 19A	52434205260270052	2,014.13	1,845.60	1,694.18	1,845.87	1,077.34	1,165.48	1,099.37	1,078.18	1,035.29
19 and 19A	52434205260270062	2,093.27	1,918.85	1,768.37	1,921.26	1,148.78	1,271.83	1,203.84	1,196.85	1,152.23
19 and 19A	52434205260270063	5,994.25	5,492.25	5,037.42	5,491.76	3,188.55	3,431.76	3,234.56	3,162.38	3,034.76
19 and 19A	52434205260270064	6,024.96	5,520.68	5,066.21	5,521.02	3,216.28	3,473.04	3,275.11	3,208.43	3,080.14
19 and 19A	52434205260270065	2,038.24	1,867.91	1,716.78	1,868.84	1,099.10	1,197.88	1,131.19	1,114.33	1,070.92
19 and 19A	52434205260270067	2,015.49	1,846.86	1,695.46	1,847.17	1,078.57	1,167.32	1,101.17	1,080.23	1,037.31
19 and 19A	52434205260270068	2,014.42	1,845.87	1,694.45	1,846.15	1,077.60	1,165.88	1,099.75	1,078.62	1,035.72
19 and 19A	52434205260270069	2,028.85	1,859.23	1,707.98	1,859.90	1,090.63	1,185.27	1,118.81	1,100.27	1,057.05
19 and 19A	52434205270270041									
19 and 19A	2979 PGA CONDO	1,378.04	1,263.06	1,162.53	1,264.19	750.08	824.41	779.50	771.70	742.34
19 and 19A	52434205270270042	4,058.40	3,719.10	3,416.62	3,720.46	2,181.89	2,371.48	2,238.54	2,201.58	2,115.13
19 and 19A	52434206000001100	10,202.11	9,349.68	8,594.14	9,354.58	5,505.36	6,004.09	5,670.39	5,588.05	5,370.72
19 and 19A	52434206000003040	10,029.48	9,189.91	8,432.32	9,190.15	5,349.52	5,772.11	5,442.51	5,329.22	5,115.66
19 and 19A	52434206000003080								5,811.05	5,590.47
19 and 19A	52434206000003120								1,089.98	1,046.92
19 and 19A	52434206030010000	6,083.28	5,574.66	5,120.88	5,576.57	3,268.93	3,551.42	3,352.10	3,295.88	3,166.32
19 and 19A	52434206030030000	6,089.87	5,580.75	5,127.06	5,582.85	3,274.88	3,560.27	3,360.80	3,305.76	3,176.05
19 and 19A	52434206050000000	47,711.45	43,732.05	40,265.90	43,775.75	26,030.36	28,669.34	27,115.83	26,877.20	25,860.41
19 and 19A	52434206060000000	12,480.03	11,439.42	10,535.61	11,451.73	6,820.82	7,524.06	7,118.00	7,061.76	6,795.78

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT										
TAX RATE HISTORY										
TAX PER ASSESSABLE UNIT										
		MAINTENANCE ONLY								
		SRC								
Unit(s)	Description	24-25	23-24	22-23	21-22	20-21	19-20	18-19	17-18	16-17
19 and 19A	52434206070010010	3,979.64	3,646.21	3,342.79	3,645.43	2,110.79	2,265.64	2,134.56	2,083.48	1,998.76
19 and 19A	52434206070010020	2,039.24	1,868.85	1,717.72	1,869.79	1,100.01	1,199.23	1,132.52	1,115.84	1,072.40
19 and 19A	52434206070020000	6,047.69	5,541.71	5,087.51	5,542.67	3,236.80	3,503.58	3,305.11	3,242.51	3,113.72
19 and 19A	52434206080010000	3,975.57	3,642.44	3,338.97	3,641.56	2,107.11	2,260.17	2,129.19	2,077.38	1,992.75
19 and 19A	52434206120010020	18,996.46	17,414.96	16,062.54	17,440.89	10,480.77	11,657.54	11,041.90	11,007.11	12,797.77
19 and 19A	52434206120020000	16,909.68	15,502.12	14,300.25	15,525.82	9,337.85	10,394.43	9,846.63	9,820.00	9,459.46
19 and 19A	52434206120030000	2,112.42	1,936.57	1,786.32	1,939.50	1,166.06	1,297.57	1,229.12	1,225.56	1,180.52
19 and 19A	52434206140010000			80,185.48	87,572.73	50,064.84	53,052.81	49,884.75	48,305.59	46,269.83
19 and 19A	52434206260010000	-	82,240.34							
19 and 19A	52434206300130000	1,977.28	1,811.50							
19 and 19A	52434206300180000	3,918.44	3,589.56							
19 and 19A	52434206300010010	87,842.02								
19 and 19A	52434206300010020	1,936.71								
19 and 19A	2701 PGA Blvd Condominium	666.69	610.86	420.25	458.12	266.16	286.65	270.20	264.27	253.63
19 and 19A	Harbour Oaks (317 Units)	236.99	217.06	198.38	216.83	123.09	129.48	121.61	117.22	112.18
19 and 19A	San Matera Condos - 710 sq ft	115.32	105.64	96.64	105.55	60.27	63.79	59.97	58.02	55.56
19 and 19A	San Matera Condos - 783-816 sq ft	116.40	106.64	97.64	106.57	61.24	65.23	61.38	59.63	57.15
19 and 19A	San Matera Condos - 896 sq ft	117.33	107.50	98.52	107.46	62.08	66.49	62.62	61.03	58.53
19 and 19A	San Matera Condos - 999-1016 sq ft	118.56	108.64	99.67	108.63	63.19	68.14	64.24	62.88	60.35
19 and 19A	San Matera Condos - 1081 sq ft	119.33	109.35	100.39	109.37	63.88	69.17	65.26	64.03	61.48
19 and 19A	San Matera Condos - 1203 sq ft	120.65	110.57	101.62	110.62	65.07	70.94	66.99	66.00	63.43
19 and 19A	San Matera Condos - 1288-1331 sq ft	121.86	111.69	102.76	111.78	66.17	72.57	68.60	67.82	65.22
19 and 19A	San Matera Condos - 1370 sq ft	122.45	112.24	103.31	112.34	66.70	73.36	69.37	68.71	66.09
19 and 19A	San Matera Condos - 1718-1730 sq ft	126.23	115.74	106.86	115.94	70.12	78.45	74.37	74.38	71.68
19 and 19A	San Matera Condos - 1818-1832 sq ft	127.36	116.78	107.92	117.02	71.13	79.96	75.86	76.07	73.35
19 and 19A	52434206230010000	1,327.81	1,216.72	1,116.94	1,216.91	710.41	768.72	725.14	711.27	682.99
19 and 19A	52434206230020000	597.36	547.38	502.49	547.47	319.60	345.83	326.23	319.99	307.27
19 and 19A	52434206230020010	1,609.11	1,474.47	1,353.55	1,474.71	860.91	931.57	878.76	861.95	827.68
19 and 19A	52434206230020020	1,203.10	1,102.44	1,012.03	1,102.61	643.69	696.52	657.03	644.46	618.84
19 and 19A	52434206230030000	1,637.15	1,500.17	1,377.14	1,500.40	875.91	947.80	894.07	876.97	842.10
19 and 19A	52434206230030010	2,336.83	2,141.31	1,965.70	2,141.64	1,250.26	1,352.87	1,276.18	1,251.76	1,202.00
19 and 19A	52434206230030020	1,564.68	1,433.77	1,316.19	1,433.99	837.14	905.85	854.50	838.15	804.83
19 and 19A	52434206230040000	899.96	824.66	757.03	824.79	481.50	521.02	491.48	482.08	462.91
19 and 19A	52434206230050000	133.64	122.46	112.41	122.47	71.50	77.37	72.98	71.59	68.74
19 and 19A	52434206230060000	779.60	714.36	655.79	714.49	417.13	451.35	425.75	417.59	401.01
19 and 19A	52434206280010000	12,372.82	11,340.21	10,435.11	11,349.61	6,724.06	7,380.01	6,976.48		
19 and 19A	Landmark at the Gardens Condos	59.85	54.84	50.27	54.82	31.72	34.02	32.04	31.27	29.99
20	A	561.67	1,080.96	1,088.75	1,088.54	307.04	307.55	239.90	216.43	203.60
20	B	421.26	810.72	816.56	816.40	230.28	230.66	179.93	162.32	152.70
20	C	280.84	540.48	544.37	544.27	153.52	153.77	119.95	108.22	101.80
20	D	140.42	270.24	272.19	272.13	76.76	76.89	59.98	54.11	50.90
21	ALL NON EXEMPT PARCELS	3,012.44	2,752.58	1,701.27	1,247.21	1,273.28	1,658.45	1,522.62	1,304.82	1,151.81
23	ALL NON EXEMPT PARCELS	517.31	472.58	452.29	287.44	262.19	264.57	247.98	243.16	224.11
24 and 24A	ALL NON EXEMPT PARCELS	872.77	797.27	557.60	512.73	475.01	477.13	477.35	503.96	488.10
27B	Condo units	316.56	304.83	298.96	204.50	202.39	256.63	279.90	336.43	154.36
27B	Condo sites									
27B	Townhomes	256.39	246.90	242.14	165.63	163.92	207.85	226.70	272.49	125.02
27B	Single Family - 40 ft lots	401.14	386.28	378.84	259.14	256.47	325.19	354.69	426.32	195.60
27B	Single Family - 50 ft lots	501.42	482.85	473.55	323.93	320.59	406.49	443.36	532.90	244.50
27B	Single Family - Preserve lots	601.73	579.44	568.28	388.73	384.72	487.80	532.05	639.51	293.41
27B	COMMERCIAL	1,418.34	1,365.80	1,339.51	916.27	906.81	1,149.80	1,254.11	1,507.38	691.60
29	ALL NON EXEMPT PARCELS	784.58	718.92	371.05	319.94	292.85	297.22	290.27	289.22	284.94
31	COMMERCIAL	4,778.66	3,403.82	2,541.83	3,166.51	3,448.08	3,624.01	4,008.91	6,648.82	8,709.50
31	GOLF COURSE 28/31	456.49	325.16	242.81	302.49	329.39	346.19	382.96	635.14	832.00

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT										
TAX RATE HISTORY										
TAX PER ASSESSABLE UNIT										
		MAINTENANCE ONLY								
		SRC								
Unit(s)	Description	24-25	23-24	22-23	21-22	20-21	19-20	18-19	17-18	16-17
31	RESIDENTIAL 28/31	697.41	496.76	370.96	462.13	503.22	528.90	585.07	970.35	1,271.09
32	ALL NON EXEMPT PARCELS	432.45	400.89	369.47	366.07	318.90	319.18	261.54	257.36	204.90
32 and 32A	ALL NON EXEMPT PARCELS	616.23	573.30	557.56	559.89	497.67	500.55	438.14	415.81	552.35
33	ALL NON EXEMPT PARCELS	361.71	335.12	215.04	185.38	177.88	180.40	175.31	176.50	168.27
34	PER CONDO	1,192.11	1,090.79	1,038.39	972.54	842.72	843.55	843.35	825.54	818.80
34	SINGLE FAM	2,642.54	2,417.95	2,301.78	2,155.82	1,868.04	1,869.88	1,869.44	1,829.96	1,815.01
36	PER ACRE									
36	Per condo w/o landscape benefit									
36	PER CONDO									
36	Drainage - per acre									
36	Landscape - per acre									
36	Per condo - "1420 Cypress Dr Condos"									
38	ALL NON EXEMPT PARCELS	864.35	790.42	767.17	778.24	773.22	855.30	763.63	506.22	506.13
41	ALL NON EXEMPT PARCELS - No Debt	214.81	201.05	127.76	108.76	110.11	115.98	108.07	136.41	149.88
41	ALL NON EXEMPT PARCELS	214.81	201.05	127.76	108.76	110.11	115.98	108.07	136.41	149.88
43	UNDESIGNATED/AC									
43	SINGLE FAM	2,541.80	2,084.80	1,914.86	1,706.16	1,600.33	1,600.83	1,520.79	1,996.86	1,401.63
43	MULTI FAM	3,940.60	3,232.09	2,968.64	2,645.09	2,481.01	2,481.79	2,357.70	3,095.77	2,172.97
43	SINGLE FAM OTHER	1,956.64	1,604.85	1,474.03	1,313.38	1,231.91	1,232.30	1,170.68	1,537.16	1,078.95
43	GOLF/PRIVATE	988.00	810.36	744.30	663.18	622.04	622.24	591.13	776.18	544.81
43	COMMERCIAL	6,146.69	5,041.54	4,630.59	4,125.91	3,869.97	3,871.19	3,677.63	4,828.89	3,388.54
43	CONDO	335.08	274.83	252.43	224.92	210.96	211.03	200.48	263.24	184.77
44	GOLF COURSE	385.77	301.53	181.93	128.94	124.01	117.87	115.18	137.57	164.52
44	RES COTTAGES	509.45	398.20	240.26	170.28	163.77	155.67	152.11	181.68	217.26
44	SINGLE FAM RES	1,671.58	1,306.54	788.32	558.73	537.34	510.76	499.08	596.12	712.86
44	SINGLE FAM RES - 1 1/2 LOT	2,507.37	1,959.81	1,182.48	838.10	806.01	766.14	748.62	894.18	1,069.29
44	SINGLE FAM RES - DBL LOT	3,343.16	2,613.08	1,576.64	1,117.46	1,074.68	1,021.52	998.16	1,192.24	1,425.72
45	ALL NON EXEMPT PARCELS	1,511.76	1,449.95	1,327.65	1,333.54	796.40	793.42	644.26	617.54	417.50
46	Sonoma Isles (fka Lakewood)	19.89	21.13	18.73	20.90	17.53	21.76	20.57	21.38	38.24
46	Jupiter CC- Single Family Lots	68.32	72.56	64.10	71.53	60.00	74.46	45.76	92.81	166.18
46	Jupiter CC-Single Family Pod D									
46	Jupiter CC-Single Family Pod E - Undev									
46	Jupiter CC-Multi Family Pod F Undeveloped	-	-	-	-	-	-	272.38	645.97	1,204.05
46	Jupiter CC-Multi Family Pod F Condos	67.07	71.23	62.93	70.22	58.90	73.10	44.93	91.11	163.14
47	ALL NON EXEMPT PARCELS	132.08	121.14	104.63	91.21	85.45	85.51	83.82	78.87	72.07
49	Parcels East of Congress	2,634.98	2,418.61	1,718.68	1,466.98	1,426.15	1,429.67	1,419.93	1,406.69	1,284.82
49	Parcels West of Congress	488.67	448.55	416.37	355.39	345.50	346.35	344.00	340.79	322.78
51	UNDEVELOPED									
51	SINGLE FAM	655.00	650.97	649.76	516.61	508.32	512.16	275.49	202.31	197.59
51	MULTI FAM	391.56	389.15	388.43	308.83	303.87	306.17	164.69	120.94	118.12
53	Lots - Townhome residential	24.51	34.28	33.93	24.63	22.30	-	-	-	-
53	Undev - Townhome residential	-	-	-	-	-	-	-	-	-
53	Lots -SF residential - ZLL	32.72	45.76	45.28	32.87	28.29	17.87	27.92	25.02	-
53	Undev -SF residential - ZLL	-	-	-	-	-	-	-	-	-
53	Lots -SF residential - traditional	34.84	48.73	48.22	35.01	30.77	19.00	29.70	26.61	-
53	Undev -SF residential - traditional	-	-	-	-	-	-	-	-	-
53	COMMERCIAL	-	-	-	106.12	87.30	54.39	79.28	-	-
53	Undeveloped undesignated	-	131.07	132.16	93.82	64.78	41.64	65.07	57.04	12.06

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT										
TAX RATE HISTORY										
TAX PER ASSESSABLE UNIT										
		DEBT ONLY								
		SRC								
Unit(s)	Description	24-25	23-24	22-23	21-22	20-21	19-20	18-19	17-18	16-17
1	ALL NON EXEMPT PARCELS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2	ALL NON EXEMPT PARCELS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2 and 28	ALL NON EXEMPT PARCELS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2 and 2A	ALL NON EXEMPT PARCELS	\$ 61.82	\$ 62.36	\$ 61.37	\$ 70.63	\$ 70.85	\$ 69.41	\$ 75.72	\$ 83.18	\$ 82.08
2 and 2A	MFR	\$ 61.82	\$ 62.36	\$ 61.37	\$ 70.63	\$ 70.85	\$ 69.41	\$ 75.72	\$ 83.18	\$ 82.08
2 and 2A	SFC	\$ 61.82	\$ 62.36	\$ 61.37	\$ 70.63	\$ 70.85	\$ 69.41	\$ 75.72	\$ 83.18	\$ 82.08
2, 2A and 2C	Undeveloped, unassigned - Rate per Nearest Whole Acre	\$ 61.82	\$ 62.36	\$ 61.37	\$ 70.63	\$ 70.85	\$ 69.41	\$ 75.72	\$ 83.18	\$ 82.08
2, 2A and 2C	Undeveloped, unassigned - Rate per Actual Acreage	\$ 18,216.28	\$ 20,081.33	\$ 20,357.30	\$ 16,020.35	\$ 15,376.31	\$ 15,407.80	\$ 15,442.16	\$ 9,176.67	\$ 7,025.27
2, 2A and 2C	Community Only - Biotech A - Rate per Nearest Whole Acre	\$ 61.82	\$ 62.36	\$ 61.37	\$ 70.63	\$ 70.85	\$ 69.41	\$ 75.72	\$ 83.18	\$ 82.08
2, 2A and 2C	Community Only - Biotech A - Rate per Actual Acreage	\$ 9,671.70	\$ 10,790.49	\$ 10,805.57	\$ 10,808.38	\$ 10,815.54	\$ 10,838.16	\$ 10,850.02	\$ 7,726.50	\$ 9,575.17
2, 2A and 2C	Community Only - Biotech B - Rate per Nearest Whole Acre	\$ 61.82	\$ 62.36	\$ 61.37	\$ 70.63	\$ 70.85	\$ 69.41	\$ 75.72	\$ 83.18	
2, 2A and 2C	Community Only - Biotech B - Rate per Actual Acreage	\$ 12,305.15	\$ 13,728.57	\$ 13,747.75	\$ 13,751.32	\$ 13,760.44	\$ 13,789.21	\$ 13,804.31	\$ 7,575.93	
2, 2A and 2C	Community Only - Office - Rate per Nearest Whole Acre	\$ 61.82	\$ 62.36	\$ 61.37	\$ 70.63	\$ 70.85	\$ 69.41	\$ 75.72	\$ 83.18	\$ 82.08
2, 2A and 2C	Community Only - Office - Rate per Actual Acreage	\$ 14,227.42	\$ 15,873.21	\$ 15,895.38	\$ 15,899.52	\$ 15,910.06	\$ 15,943.32	\$ 15,960.78	\$ 8,561.90	\$ 10,610.45
2, 2A and 2C	Community Only - Hotel - Rate per Nearest Whole Acre	\$ 61.82	\$ 62.36	\$ 61.37	\$ 70.63	\$ 70.85	\$ 69.41	\$ 75.72		
2, 2A and 2C	Community Only - Hotel - Rate per Actual Acreage	\$ 35,973.06	\$ 40,134.31	\$ 40,190.39	\$ 40,200.84	\$ 40,227.49	\$ 40,311.59	\$ 40,355.73		
2, 2A and 2C	Community Only - Commercial/Retail - Rate per Nearest Whole Acre	\$ 61.82	\$ 62.36	\$ 61.37	\$ 70.63	\$ 70.85	\$ 69.41	\$ 75.72	\$ 83.18	\$ 82.08
2, 2A and 2C	Community Only - Commercial/Retail - Rate per Actual Acreage	\$ 10,220.12	\$ 11,402.35	\$ 11,418.28	\$ 11,421.26	\$ 11,428.82	\$ 11,452.72	\$ 10,974.27	\$ 7,814.98	\$ 9,684.82
2, 2A and 2C	Community Only - Apartment - Rate per Nearest Whole Acre	\$ 61.82	\$ 62.36	\$ 61.37	\$ 70.63	\$ 70.85	\$ 69.41	\$ 75.72	\$ 83.18	\$ 82.08
2, 2A and 2C	Community Only - Apartment - Rate per Actual Acreage	\$ 10,025.68	\$ 11,185.41	\$ 11,201.04	\$ 11,203.96	\$ 11,211.38	\$ 11,234.82	\$ 11,247.12	\$ 8,009.28	\$ 9,741.61
2, 2A and 2C	Community Only - Utility - Rate per Nearest Whole Acre	\$ 61.82	\$ 62.36	\$ 61.37	\$ 70.63	\$ 70.85	\$ 69.41	\$ 75.72	\$ 83.18	\$ 82.08
2, 2A and 2C	Community Only - Utility - Rate per Actual Acreage	\$ 3,296.04	\$ 3,677.32	\$ 3,682.45	\$ 3,683.41	\$ 3,685.85	\$ 3,693.56	\$ 3,697.60	\$ 2,633.13	\$ 3,263.14
2, 2A and 2C	Parcel C -Townhome – Residential - Rate per Nearest Whole Acre	\$ 396.23	\$ 435.45	\$ 434.98	\$ 444.34	\$ 444.80	\$ 444.15	\$ 450.93	\$ 350.37	\$ 413.20
2, 2A and 2C	Parcel C -Townhome – Residential - Rate per Actual Acreage	\$ 16,930.71	\$ 18,889.20	\$ 18,915.59	\$ 18,920.51	\$ 18,933.05	\$ 18,972.63	\$ 11,429.35	\$ 6,004.76	\$ 7,441.48
2, 2A and 2C	Parcel C -Single Family – Residential - Rate per Nearest Whole Acre	\$ 1,126.89	\$ 1,250.63	\$ 1,251.30	\$ 1,260.87	\$ 1,261.88	\$ 1,262.93	\$ 1,270.51	\$ 934.01	\$ 1,136.48
2, 2A and 2C	Parcel C -Single Family – Residential - Rate per Actual Acreage	\$ 8,471.91	\$ 9,451.91	\$ 9,465.12	\$ 9,467.58	\$ 9,473.85	\$ 9,493.66	\$ 8,096.63	\$ 3,264.67	\$ 4,001.03
2, 2A and 2C	Parcel D -Single Family – Residential - Rate per Nearest Whole Acre	\$ 1,030.63	\$ 1,143.24	\$ 1,143.76	\$ 1,153.30	\$ 1,154.24	\$ 1,155.07	\$ 1,162.56	\$ 857.14	\$ 82.08
2, 2A and 2C	Parcel D -Single Family – Residential - Rate per Actual Acreage	\$ 8,471.91	\$ 9,451.91	\$ 9,465.12	\$ 9,467.58	\$ 9,473.85	\$ 9,493.66	\$ 8,096.63	\$ 3,264.67	
2, 2A and 2C	Parcel E -Single Family – Residential - Rate per Nearest Whole Acre	\$ 1,029.80	\$ 1,142.32	\$ 1,142.84	\$ 1,152.38	\$ 1,153.31	\$ 1,154.14	\$ 1,161.64	\$ 856.48	\$ 82.08
2, 2A and 2C	Parcel E -Single Family – Residential - Rate per Actual Acreage	\$ 8,471.91	\$ 9,451.91	\$ 9,465.12	\$ 9,467.58	\$ 9,473.85	\$ 9,493.66	\$ 8,096.63	\$ 3,264.67	
2, 2A and 2C	Parcel F -Townhome – Residential - Rate per Nearest Whole Acre	\$ 672.09	\$ 743.23	\$ 743.19	\$ 752.63	\$ 753.30	\$ 753.29	\$ 953.00	\$ 722.13	\$ 82.08
2, 2A and 2C	Parcel F -Townhome – Residential - Rate per Actual Acreage	\$ 16,930.71	\$ 18,889.20	\$ 18,915.59	\$ 18,920.51	\$ 18,933.05	\$ 18,972.63	\$ 11,429.35	\$ 6,004.76	
2, 2A and 2C	Parcel G -Single Family – Residential - Rate per Nearest Whole Acre	\$ 1,162.85	\$ 1,290.75	\$ 1,262.63	\$ 1,272.20	\$ 1,273.22	\$ 1,274.29	\$ 1,281.92	\$ 942.14	
2, 2A and 2C	Parcel G -Single Family – Residential - Rate per Actual Acreage	\$ 8,471.91	\$ 9,451.91	\$ 9,465.12	\$ 9,467.58	\$ 9,473.85	\$ 9,493.66	\$ 8,096.63	\$ 3,264.67	
3	ALL NON EXEMPT PARCELS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3 and 3A	PAR A	\$ 495.33	\$ 506.91	\$ 515.35	\$ 509.83	\$ 506.59	\$ 507.58	\$ 508.15	\$ 508.42	\$ 513.19
3 and 3A	PAR B	\$ 468.80	\$ 479.76	\$ 487.74	\$ 482.52	\$ 479.45	\$ 480.39	\$ 480.93	\$ 481.19	\$ 485.70
3 and 3A	PAR C	\$ 445.69	\$ 456.12	\$ 463.71	\$ 458.74	\$ 455.82	\$ 456.72	\$ 457.23	\$ 457.48	\$ 461.77
3 and 3A	PAR D, PLAT 1	\$ 498.62	\$ 510.28	\$ 518.78	\$ 513.22	\$ 509.96	\$ 510.96	\$ 511.53	\$ 511.81	\$ 516.60
3 and 3A	PAR D, PLAT 2	\$ 446.57	\$ 457.01	\$ 464.62	\$ 459.64	\$ 456.72	\$ 457.62	\$ 458.13	\$ 458.38	\$ 462.68
3 and 3A	PAR E	\$ 483.53	\$ 494.84	\$ 503.07	\$ 497.68	\$ 494.52	\$ 495.49	\$ 496.05	\$ 496.31	\$ 500.97
3 and 3A	PAR F	\$ 177.91	\$ 182.07	\$ 185.10	\$ 183.12	\$ 181.96	\$ 182.31	\$ 182.52	\$ 182.62	\$ 184.33
3 and 3A	PAR G	\$ 536.04	\$ 548.58	\$ 557.71	\$ 551.73	\$ 548.23	\$ 549.30	\$ 549.92	\$ 550.21	\$ 555.37
3 and 3A	PAR H	\$ 557.63	\$ 570.67	\$ 580.17	\$ 573.96	\$ 570.31	\$ 571.43	\$ 572.07	\$ 572.38	\$ 577.74
3 and 3A	PAR J	\$ 314.68	\$ 322.03	\$ 327.39	\$ 323.89	\$ 321.83	\$ 322.46	\$ 322.82	\$ 323.00	\$ 326.03
3 and 3A	APTS & COMMERCIAL	\$ 3,499.25	\$ 3,581.09	\$ 3,640.70	\$ 3,601.71	\$ 3,578.81	\$ 3,585.83	\$ 3,589.85	\$ 3,591.78	\$ 3,625.46
4	ALL NON EXEMPT PARCELS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5	ALL NON EXEMPT PARCELS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5 and 5E	ALL NON EXEMPT PARCELS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT										
TAX RATE HISTORY										
TAX PER ASSESSABLE UNIT										
		DEBT ONLY								
		SRC								
Unit(s)	Description	24-25	23-24	22-23	21-22	20-21	19-20	18-19	17-18	16-17
5 and 5B	RESIDENTIAL	\$ 326.23	\$ 335.11	\$ 338.21	\$ 337.26	\$ 335.40	\$ 335.02	\$ 335.67	\$ 337.30	\$ 328.97
5 and 5B	COMMERCIAL	\$ 2,372.17	\$ 2,436.72	\$ 2,459.24	\$ 2,452.36	\$ 2,438.84	\$ 2,436.11	\$ 2,440.79	\$ 2,452.64	\$ 2,392.07
5 and 5B	Mezzano Condo	\$ 92.25	\$ 94.76	\$ 95.64	\$ 95.37	\$ 94.84	\$ 94.74	\$ 94.92	\$ 95.38	\$ 93.02
5 and 5C	RESIDENTIAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5 and 5D	COMMERCIAL/AC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 280.86	\$ 278.10	\$ 282.68
5 and 5D	San Michele condo	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19.66	\$ 19.47	\$ 19.79
5 and 5D	RESIDENTIAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 421.60	\$ 417.45	\$ 424.32
7	ALL NON EXEMPT PARCELS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9	ALL NON EXEMPT PARCELS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9 and 28	ALL NON EXEMPT PARCELS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9, 9A and 9B	RESIDENTIAL/AC	\$ 2,436.50	\$ 2,511.89	\$ 2,546.18	\$ 2,533.68	\$ 2,509.76	\$ 2,522.11	\$ 2,526.47	\$ 2,542.81	\$ 2,514.11
9, 9A and 9B	GOLF COURSE/AC	\$ 743.11	\$ 761.47	\$ 770.47	\$ 766.77	\$ 759.84	\$ 764.09	\$ 764.68	\$ 769.18	\$ 761.82
9, 9A and 9B	COMMERCIAL/AC	\$ 7,707.41	\$ 7,975.97	\$ 8,094.06	\$ 8,053.72	\$ 7,975.67	\$ 8,011.59	\$ 8,030.16	\$ 8,085.01	\$ 7,985.20
11	ALL NON EXEMPT PARCELS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11 and 11A	ALL NON EXEMPT PARCELS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12	ALL NON EXEMPT PARCELS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12 and 31	GOLF COURSE - 12/28/31	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12 and 31	RESIDENTIAL - 12/28/31	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12 and 12A	ALL NON EXEMPT PARCELS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
14	A	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
14	B	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
14	C	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
15	ALL NON EXEMPT PARCELS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
16	ALL NON EXEMPT PARCELS	\$ 301.58	\$ 588.52	\$ 617.61	\$ 864.23	\$ 787.48	\$ 800.20	\$ 790.21	\$ 838.20	\$ 823.60
18	APARTMENTS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
18	COMMERCIAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
18	GOLF COURSE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
18	PSO	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
18	ERU	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
19	Non-condo Parcels	\$ -	\$ -	\$ -	\$ -	\$ 936.33	\$ 936.97	\$ 940.59	\$ 949.76	\$ 937.59
19 and 19A	52434205250010000	\$ -	\$ -	\$ -	\$ -	\$ 5,617.98	\$ 5,621.82	\$ 5,643.54	\$ 5,698.56	\$ 5,625.54
19 and 19A	52434205260270051	\$ -	\$ -	\$ -	\$ -	\$ 1,872.66	\$ 1,873.94	\$ 1,881.18	\$ 1,899.52	\$ 1,875.18
19 and 19A	52434205260270052	\$ -	\$ -	\$ -	\$ -	\$ 936.33	\$ 936.97	\$ 940.59	\$ 949.76	\$ 937.59
19 and 19A	52434205260270062	\$ -	\$ -	\$ -	\$ -	\$ 936.33	\$ 936.97	\$ 940.59	\$ 949.76	\$ 937.59
19 and 19A	52434205260270063	\$ -	\$ -	\$ -	\$ -	\$ 2,808.99	\$ 2,810.91	\$ 2,821.77	\$ 2,849.28	\$ 2,812.77
19 and 19A	52434205260270064	\$ -	\$ -	\$ -	\$ -	\$ 2,808.99	\$ 2,810.91	\$ 2,821.77	\$ 2,849.28	\$ 2,812.77
19 and 19A	52434205260270065	\$ -	\$ -	\$ -	\$ -	\$ 936.33	\$ 936.97	\$ 940.59	\$ 949.76	\$ 937.59
19 and 19A	52434205260270067	\$ -	\$ -	\$ -	\$ -	\$ 936.33	\$ 936.97	\$ 940.59	\$ 949.76	\$ 937.59
19 and 19A	52434205260270068	\$ -	\$ -	\$ -	\$ -	\$ 936.33	\$ 936.97	\$ 940.59	\$ 949.76	\$ 937.59
19 and 19A	52434205260270069	\$ -	\$ -	\$ -	\$ -	\$ 936.33	\$ 936.97	\$ 940.59	\$ 949.76	\$ 937.59
19 and 19A	52434205270270041	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
19 and 19A	2979 PGA CONDO	\$ -	\$ -	\$ -	\$ -	\$ 624.22	\$ 624.65	\$ 627.06	\$ 633.17	\$ 625.06
19 and 19A	52434205270270042	\$ -	\$ -	\$ -	\$ -	\$ 1,872.66	\$ 1,873.94	\$ 1,881.18	\$ 1,899.52	\$ 1,875.18
19 and 19A	52434206000001100	\$ -	\$ -	\$ -	\$ -	\$ 4,681.65	\$ 4,684.85	\$ 4,702.95	\$ 4,748.80	\$ 4,687.95
19 and 19A	52434206000003040	\$ -	\$ -	\$ -	\$ -	\$ 4,681.65	\$ 4,684.85	\$ 4,702.95	\$ 4,748.80	\$ 4,687.95
19 and 19A	52434206000003080	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,748.80	\$ 4,687.95
19 and 19A	52434206000003120	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 949.76	\$ 949.76	\$ 937.59
19 and 19A	52434206030010000	\$ -	\$ -	\$ -	\$ -	\$ 2,808.99	\$ 2,810.91	\$ 2,821.77	\$ 2,849.28	\$ 2,812.77
19 and 19A	52434206030030000	\$ -	\$ -	\$ -	\$ -	\$ 2,808.99	\$ 2,810.91	\$ 2,821.77	\$ 2,849.28	\$ 2,812.77
19 and 19A	52434206050000000	\$ -	\$ -	\$ -	\$ -	\$ 21,535.59	\$ 21,550.31	\$ 21,633.57	\$ 21,844.48	\$ 21,564.57
19 and 19A	52434206060000000	\$ -	\$ -	\$ -	\$ -	\$ 5,617.98	\$ 5,621.82	\$ 5,643.54	\$ 5,698.56	\$ 5,625.54
19 and 19A	52434206070010010	\$ -	\$ -	\$ -	\$ -	\$ 1,872.66	\$ 1,873.94	\$ 1,881.18	\$ 1,899.52	\$ 1,875.18
19 and 19A	52434206070010020	\$ -	\$ -	\$ -	\$ -	\$ 936.33	\$ 936.97	\$ 940.59	\$ 949.76	\$ 937.59
19 and 19A	52434206070020000	\$ -	\$ -	\$ -	\$ -	\$ 2,808.99	\$ 2,810.91	\$ 2,821.77	\$ 2,849.28	\$ 2,812.77
19 and 19A	52434206080010000	\$ -	\$ -	\$ -	\$ -	\$ 1,872.66	\$ 1,873.94	\$ 1,881.18	\$ 1,899.52	\$ 1,875.18
19 and 19A	52434206120010020	\$ -	\$ -	\$ -	\$ -	\$ 8,426.97	\$ 8,432.73	\$ 8,465.31	\$ 8,547.84	\$ 10,313.49
19 and 19A	52434206120020000	\$ -	\$ -	\$ -	\$ -	\$ 7,490.64	\$ 7,495.76	\$ 7,524.72	\$ 7,598.08	\$ 7,500.72

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT											
TAX RATE HISTORY											
TAX PER ASSESSABLE UNIT											
		DEBT ONLY									
		SRC									
Unit(s)	Description	24-25	23-24	22-23	21-22	20-21	19-20	18-19	17-18	16-17	
19 and 19A	52434206120030000	\$ -	\$ -	\$ -	\$ -	\$ 936.33	\$ 936.97	\$ 940.59	\$ 949.76	\$ 937.59	
19 and 19A	52434206140010000			\$ -	\$ -	\$ 45,880.17	\$ 45,911.53	\$ 46,088.91	\$ 46,538.24	\$ 45,941.91	
19 and 19A	52434206260010000	\$ -	\$ -								
19 and 19A	52434206300130000	\$ -	\$ -								
19 and 19A	52434206300180000	\$ -	\$ -								
19 and 19A	52434206300010010	\$ -									
19 and 19A	52434206300010020	\$ -									
19 and 19A	2701 PGA Blvd Condominium	\$ -	\$ -	\$ -	\$ -	\$ 234.08	\$ 234.24	\$ 235.15	\$ 237.44	\$ 234.40	
19 and 19A	Harbour Oaks (317 Units)	\$ -	\$ -	\$ -	\$ -	\$ 114.82	\$ 114.90	\$ 115.34	\$ 116.47	\$ 114.98	
19 and 19A	San Matera Condos - 710 sq ft	\$ -	\$ -	\$ -	\$ -	\$ 55.40	\$ 55.44	\$ 55.66	\$ 56.20	\$ 55.48	
19 and 19A	San Matera Condos - 783-816 sq ft	\$ -	\$ -	\$ -	\$ -	\$ 55.40	\$ 55.44	\$ 55.66	\$ 56.20	\$ 55.48	
19 and 19A	San Matera Condos - 896 sq ft	\$ -	\$ -	\$ -	\$ -	\$ 55.40	\$ 55.44	\$ 55.66	\$ 56.20	\$ 55.48	
19 and 19A	San Matera Condos - 999-1016 sq ft	\$ -	\$ -	\$ -	\$ -	\$ 55.40	\$ 55.44	\$ 55.66	\$ 56.20	\$ 55.48	
19 and 19A	San Matera Condos - 1081 sq ft	\$ -	\$ -	\$ -	\$ -	\$ 55.40	\$ 55.44	\$ 55.66	\$ 56.20	\$ 55.48	
19 and 19A	San Matera Condos - 1203 sq ft	\$ -	\$ -	\$ -	\$ -	\$ 55.40	\$ 55.44	\$ 55.66	\$ 56.20	\$ 55.48	
19 and 19A	San Matera Condos - 1288-1331 sq ft	\$ -	\$ -	\$ -	\$ -	\$ 55.40	\$ 55.44	\$ 55.66	\$ 56.20	\$ 55.48	
19 and 19A	San Matera Condos - 1370 sq ft	\$ -	\$ -	\$ -	\$ -	\$ 55.40	\$ 55.44	\$ 55.66	\$ 56.20	\$ 55.48	
19 and 19A	San Matera Condos - 1718-1730 sq ft	\$ -	\$ -	\$ -	\$ -	\$ 55.40	\$ 55.44	\$ 55.66	\$ 56.20	\$ 55.48	
19 and 19A	San Matera Condos - 1818-1832 sq ft	\$ -	\$ -	\$ -	\$ -	\$ 55.40	\$ 55.44	\$ 55.66	\$ 56.20	\$ 55.48	
19 and 19A	52434206230010000	\$ -	\$ -	\$ -	\$ -	\$ 617.05	\$ 617.47	\$ 619.85	\$ 625.90	\$ 617.88	
19 and 19A	52434206230020000	\$ -	\$ -	\$ -	\$ -	\$ 277.60	\$ 277.79	\$ 278.86	\$ 281.58	\$ 277.97	
19 and 19A	52434206230020010	\$ -	\$ -	\$ -	\$ -	\$ 747.77	\$ 748.28	\$ 751.17	\$ 758.49	\$ 748.77	
19 and 19A	52434206230020020	\$ -	\$ -	\$ -	\$ -	\$ 559.09	\$ 559.47	\$ 561.63	\$ 567.11	\$ 559.84	
19 and 19A	52434206230030000	\$ -	\$ -	\$ -	\$ -	\$ 760.80	\$ 761.32	\$ 764.26	\$ 771.71	\$ 761.82	
19 and 19A	52434206230030010	\$ -	\$ -	\$ -	\$ -	\$ 1,085.95	\$ 1,086.69	\$ 1,090.89	\$ 1,101.52	\$ 1,087.41	
19 and 19A	52434206230030020	\$ -	\$ -	\$ -	\$ -	\$ 727.12	\$ 727.62	\$ 730.43	\$ 737.55	\$ 728.10	
19 and 19A	52434206230040000	\$ -	\$ -	\$ -	\$ -	\$ 418.22	\$ 418.50	\$ 420.12	\$ 424.22	\$ 418.78	
19 and 19A	52434206230050000	\$ -	\$ -	\$ -	\$ -	\$ 62.10	\$ 62.14	\$ 62.38	\$ 62.99	\$ 62.19	
19 and 19A	52434206230060000	\$ -	\$ -	\$ -	\$ -	\$ 362.28	\$ 362.54	\$ 363.95	\$ 367.49	\$ 362.78	
19 and 19A	52434206280010000	\$ -	\$ -	\$ -	\$ -	\$ 5,617.98	\$ 5,621.82	\$ 5,643.54			
19 and 19A	Landmark at the Gardens Condos	\$ -	\$ -	\$ -	\$ -	\$ 28.20	\$ 28.22	\$ 28.33	\$ 28.61	\$ 28.24	
20	A	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
20	B	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
20	C	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
20	D	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
21	ALL NON EXEMPT PARCELS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
23	ALL NON EXEMPT PARCELS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
24 and 24A	ALL NON EXEMPT PARCELS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
27B	Condo units	\$ 315.33	\$ 291.83	\$ 329.37	\$ 416.26	\$ 398.92	\$ 403.13	\$ 408.74	\$ 413.24	\$ 407.83	
27B	Condo sites										
27B	Townhomes	\$ 341.37	\$ 315.93	\$ 356.57	\$ 450.63	\$ 431.87	\$ 436.42	\$ 442.49	\$ 447.37	\$ 441.50	
27B	Single Family - 40 ft lots	\$ 534.09	\$ 494.29	\$ 557.87	\$ 705.03	\$ 675.68	\$ 682.80	\$ 692.29	\$ 699.93	\$ 690.75	
27B	Single Family - 50 ft lots	\$ 667.61	\$ 617.86	\$ 697.34	\$ 881.29	\$ 844.60	\$ 853.50	\$ 865.37	\$ 874.91	\$ 863.44	
27B	Single Family - Preserve lots	\$ 801.16	\$ 741.46	\$ 836.83	\$ 1,057.59	\$ 1,013.55	\$ 1,024.24	\$ 1,038.48	\$ 1,049.93	\$ 1,036.16	
27B	COMMERCIAL	\$ 1,219.31	\$ 1,128.45	\$ 1,273.60	\$ 1,609.57	\$ 1,542.55	\$ 1,558.81	\$ 1,580.48	\$ 1,597.91	\$ 1,576.97	
29	ALL NON EXEMPT PARCELS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
31	COMMERCIAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
31	GOLF COURSE 28/31	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
31	RESIDENTIAL 28/31	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
32	ALL NON EXEMPT PARCELS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
32 and 32A	ALL NON EXEMPT PARCELS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
33	ALL NON EXEMPT PARCELS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
34	PER CONDO	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
34	SINGLE FAM	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
36	PER ACRE										
36	Per condo w/o landscape benefit										
36	PER CONDO										

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT										
TAX RATE HISTORY										
TAX PER ASSESSABLE UNIT										
		DEBT ONLY								
		SRC								
Unit(s)	Description	24-25	23-24	22-23	21-22	20-21	19-20	18-19	17-18	16-17
36	Drainage - per acre									
36	Landscape - per acre									
36	Per condo - "1420 Cypress Dr Condos"									
38	ALL NON EXEMPT PARCELS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
41	ALL NON EXEMPT PARCELS - No Debt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
41	ALL NON EXEMPT PARCELS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
43	UNDESIGNATED/AC									
43	SINGLE FAM	\$ 2,690.48	\$ 2,707.66	\$ 2,712.60	\$ 2,714.44	\$ 2,714.09	\$ 2,721.87	\$ 2,756.17	\$ 2,761.03	\$ 3,306.22
43	MULTI FAM	\$ 1,625.19	\$ 1,635.56	\$ 1,638.55	\$ 1,639.66	\$ 1,639.45	\$ 1,644.15	\$ 1,664.87	\$ 1,667.80	\$ 1,997.13
43	SINGLE FAM OTHER	\$ 2,019.44	\$ 2,032.33	\$ 2,036.04	\$ 2,037.42	\$ 2,037.16	\$ 2,043.00	\$ 2,068.74	\$ 2,072.39	\$ 2,481.60
43	GOLF/PRIVATE	\$ 1,019.72	\$ 1,026.23	\$ 1,028.11	\$ 1,028.81	\$ 1,028.67	\$ 1,031.62	\$ 1,044.62	\$ 1,046.46	\$ 1,253.10
43	COMMERCIAL	\$ 4,751.67	\$ 4,782.00	\$ 4,790.73	\$ 4,793.98	\$ 4,793.36	\$ 4,807.11	\$ 4,867.67	\$ 4,876.26	\$ 5,837.51
43	CONDO	\$ 345.83	\$ 348.04	\$ 348.67	\$ 348.91	\$ 348.86	\$ 349.86	\$ 354.27	\$ 354.90	\$ 424.97
44	GOLF COURSE	\$ 1,419.28	\$ 1,430.91	\$ 1,434.44	\$ 1,492.14	\$ 1,454.20	\$ 1,473.91	\$ 1,458.30	\$ 1,518.05	\$ 1,488.40
44	RES COTTAGES	\$ 1,874.30	\$ 1,889.66	\$ 1,894.33	\$ 1,970.53	\$ 1,920.42	\$ 1,946.45	\$ 1,925.83	\$ 2,004.73	\$ 1,965.59
44	SINGLE FAM RES	\$ 6,149.84	\$ 6,200.23	\$ 6,215.55	\$ 6,465.56	\$ 6,301.15	\$ 6,386.55	\$ 6,318.92	\$ 6,577.80	\$ 6,449.35
44	SINGLE FAM RES - 1 1/2 LOT	\$ 9,224.76	\$ 9,300.35	\$ 9,323.33	\$ 9,698.34	\$ 9,451.73	\$ 9,579.83	\$ 9,478.38	\$ 9,866.70	\$ 9,674.03
44	SINGLE FAM RES - DBL LOT	\$ 12,299.68	\$ 12,400.46	\$ 12,431.10	\$ 12,931.12	\$ 12,602.30	\$ 12,773.10	\$ 12,637.84	\$ 13,155.60	\$ 12,898.70
45	ALL NON EXEMPT PARCELS	\$ 837.78	\$ 860.40	\$ 867.56	\$ 865.20	\$ 855.52	\$ 862.00	\$ 861.78	\$ 847.33	\$ 874.65
46	Sonoma Isles (fka Lakewood)	\$ 650.73	\$ 654.10	\$ 657.54	\$ 657.78	\$ 657.60	\$ 659.39	\$ 660.36	\$ 866.43	\$ 1,592.45
46	Jupiter CC- Single Family Lots	\$ 1,093.91	\$ 1,099.57	\$ 1,101.33	\$ 1,101.72	\$ 1,101.44	\$ 1,104.42	\$ 1,106.05	\$ 1,106.94	\$ 1,119.45
46	Jupiter CC-Single Family Pod D									
46	Jupiter CC-Single Family Pod E - Undev									
46	Jupiter CC-Multi Family Pod F Undeveloped	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,583.47	\$ 7,704.42	\$ 8,110.98
46	Jupiter CC-Multi Family Pod F Condos	\$ 1,073.94	\$ 1,079.50	\$ 1,081.23	\$ 1,081.61	\$ 1,081.33	\$ 1,084.27	\$ 1,085.86	\$ 1,086.74	\$ 1,099.02
47	ALL NON EXEMPT PARCELS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
49	Parcels East of Congress	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
49	Parcels West of Congress	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
51	UNDEVELOPED									
51	SINGLE FAM	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
51	MULTI FAM	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
53	Lots - Townhome residential	\$ 1,069.70	\$ 1,065.36	\$ 1,066.98	\$ 1,065.10	\$ 973.81	\$ -	\$ -	\$ -	\$ -
53	Undev - Townhome residential	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
53	Lots -SF residential - ZLL	\$ 1,427.62	\$ 1,421.83	\$ 1,423.98	\$ 1,421.48	\$ 1,235.03	\$ 1,233.78	\$ 848.97	\$ 668.49	\$ -
53	Undev -SF residential - ZLL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
53	Lots -SF residential - traditional	\$ 1,520.25	\$ 1,514.09	\$ 1,516.38	\$ 1,513.71	\$ 1,343.39	\$ 1,312.33	\$ 903.01	\$ 711.04	\$ -
53	Undev -SF residential - traditional	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
53	COMMERCIAL	\$ -	\$ -	\$ -	\$ 4,588.73	\$ 3,811.41	\$ 3,755.84	\$ 2,410.67	\$ -	\$ -
53	Undeveloped undesignated	\$ -	\$ 4,072.75	\$ 4,156.39	\$ 4,056.74	\$ 2,828.37	\$ 2,875.40	\$ 1,978.56	\$ 1,524.02	\$ 1,163.87

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Tax Per Computed Acre Worksheet

**NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
BUDGET WORKSHEET - FISCAL YEAR ENDING 9/30/2025**

Unit	10/1/24 Projected Total Fund Balance	Reserve Requirement Debt	Reserve for Debt Service 10/1/25 - 4/1/26	Reserve for Maintenance	10/1/24 Projected Cash Balance Available for 24-25 Budget	Proposed 24-25 Expense Budget	10/1/24 Account Status	10/1/24 Account Status Grossed Up 1% & 4%	Tax Base	10/1/24 Tax Per Computed Acre 1
Cmn-Maint	115,707	-	-	(115,707)	-	105,231	(105,231)	(110,535)	**	**
1-Maint	206,391	-	-	(174,661)	31,730	178,439	(146,709)	(154,103)	2,177	70.79
2-Maint	504,427	-	-	(487,647)	16,780	426,124	(409,344)	(429,975)	9,159	46.95
2A-Maint	373,073	-	-	(373,073)	-	166,567	(166,567)	(174,962)	5,557	31.49
2A-Debt	42,922	-	(26,368)	-	16,554	343,607	(327,053)	(343,536)	5,557	61.82
2C-Maint	536,470	-	-	(536,470)	-	444,932	(444,932)	(467,356)	*	*
2C-Debt	3,940,160	(2,375,850)	(1,505,750)	-	58,560	4,836,143	(4,777,583)	(5,018,373)	*	*
3-Maint	437,494	-	-	(315,187)	122,307	559,348	(437,041)	(459,068)	2,748	167.05
3A-Maint	452,588	-	-	(306,588)	146,000	455,798	(309,798)	(325,412)	*	*
3A-Debt	47,452	-	(20,963)	-	26,489	421,275	(394,786)	(414,683)	*	*
4-Maint	878,962	-	-	(578,962)	300,000	892,335	(592,335)	(622,189)	8,800	70.71
5-Maint	216,727	-	-	(216,727)	-	513,924	(513,924)	(539,826)	8,161	66.15
5A-Maint	730,604	-	-	(380,604)	350,000	1,348,206	(998,206)	(1,048,516)	*	*
5B-Maint	169,695	-	-	(127,595)	42,100	229,336	(187,236)	(196,673)	*	*
5B-Debt	20,198	-	-	-	20,198	393,129	(372,931)	(391,726)	*	*
5C-Maint	265,661	-	-	(246,661)	19,000	84,681	(65,681)	(68,991)	1,367	50.47
5D-Maint	218,555	-	-	(218,555)	-	194,495	(194,495)	(204,297)	*	*
7-Maint	422,673	-	-	(422,673)	-	131,602	(131,602)	(138,235)	2,797	49.42
9-Maint	357,407	-	-	(348,407)	9,000	155,157	(146,157)	(153,524)	1,803.65	85.12
9A-Maint	1,136,980	-	-	(1,105,930)	31,050	1,324,904	(1,293,854)	(1,359,064)	*	*
9A-Debt	767,069	(566,173)	(80,215)	-	120,682	2,830,863	(2,710,181)	(2,846,774)	*	*
9B-Maint	888,174	-	-	(888,174)	-	1,179,396	(1,179,396)	(1,238,837)	*	*
9B-Debt	875,948	(659,758)	(81,438)	-	134,753	1,331,925	(1,197,172)	(1,257,510)	*	*
11-Maint	1,918,000	-	-	(1,550,500)	367,500	3,884,320	(3,516,820)	(3,694,067)	5,723	645.48
12-Maint	190,898	-	-	(190,898)	-	81,016	(81,016)	(85,100)	2,000	42.55
12A-Maint	118,175	-	-	(118,175)	-	27,663	(27,663)	(29,057)	127	228.79
14-Maint	562,250	-	-	(562,250)	-	1,028,550	(1,028,550)	(1,080,389)	*	*
15-Maint	1,103,754	-	-	(903,754)	200,000	1,248,970	(1,048,970)	(1,101,838)	4,551	242.11
16-Maint	2,006,583	-	-	(1,153,583)	853,000	2,409,722	(1,556,722)	(1,635,181)	909	1,798.88
16-Debt	49,632	-	(23,317)	-	26,315	287,297	(260,982)	(274,135)	909	301.58
18-Maint	1,576,545	-	-	(524,042)	1,052,503	3,365,508	(2,313,005)	(2,429,580)	*	*
19-Maint	540,452	-	-	(506,452)	34,000	633,121	(599,121)	(629,317)	*	*
19-Debt	-	-	-	-	-	-	-	-	*	*
19A-Maint	477,013	-	-	(477,013)	-	42,894	(42,894)	(45,056)	*	*
20-Maint	314,401	-	-	(310,332)	4,069	120,773	(116,704)	(122,585)	*	*
21-Maint	372,524	-	-	(272,824)	99,700	968,673	(868,973)	(912,769)	303	3,012.44
23-Maint	258,429	-	-	(177,729)	80,700	430,369	(349,669)	(367,292)	710	517.31
24-Maint	502,106	-	-	(325,656)	176,450	540,381	(363,931)	(382,273)	438	872.77
27B-Maint	338,142	-	-	(312,892)	25,250	207,339	(182,089)	(191,266)	*	*
27B-Debt	25,745	-	(14,627)	-	11,118	223,034	(211,916)	(222,596)	*	*
29-Maint	79,160	-	-	(59,160)	20,000	118,595	(98,595)	(103,564)	132	784.58

5.16

**NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
BUDGET WORKSHEET - FISCAL YEAR ENDING 9/30/2025**

Unit	10/1/24 Projected Total Fund Balance	Reserve Requirement Debt	Reserve for Debt Service 10/1/25 - 4/1/26	Reserve for Maintenance	10/1/24 Projected Cash Balance Available for 24-25 Budget	Proposed 24-25 Expense Budget	10/1/24 Account Status	10/1/24 Account Status Grossed Up 1% & 4%	Tax Base	10/1/24 Tax Per Computed Acre 1
31-Maint	896,032	-	-	(696,032)	200,000	1,442,998	(1,242,998)	(1,305,645)	*	*
32-Maint	23,789	-	-	(23,289)	500	23,555	(23,055)	(24,217)	56	432.45
32A-Maint	37,226	-	-	(35,726)	1,500	6,574	(5,074)	(5,330)	29	183.78
33-Maint	61,024	-	-	(55,524)	5,500	32,704	(27,204)	(28,575)	79	361.71
34-Maint	253,006	-	-	(118,006)	135,000	341,348	(206,348)	(216,748)	*	*
38-Maint	376,435	-	-	(301,935)	74,500	155,964	(81,464)	(85,570)	99	864.35
41-Maint	37,166	-	-	(35,666)	1,500	9,476	(7,976)	(8,378)	39	214.81
43-Maint	625,430	-	-	(511,973)	113,457	1,357,540	(1,244,083)	(1,306,785)	*	*
43-Debt	383,182	(252,167)	(85,002)	-	46,014	1,240,920	(1,194,906)	(1,255,130)	*	*
44-Maint	277,191	-	-	(277,191)	-	151,928	(151,928)	(159,585)	*	*
44-Debt	40,259	-	(36,186)	-	4,073	563,028	(558,955)	(587,126)	*	*
45-Maint	555,087	-	-	(430,087)	125,000	592,748	(467,748)	(491,323)	325	1,511.76
45-Debt	86,494	(40,984)	(31,494)	-	14,015	273,228	(259,213)	(272,277)	325	837.78
46-Maint	298,319	-	-	(298,319)	-	41,194	(41,194)	(43,271)	*	*
46-Debt	603,206	(400,238)	(164,469)	-	38,500	785,063	(746,562)	(784,189)	*	*
47-Maint	438,889	-	-	(345,889)	93,000	153,860	(60,860)	(63,927)	484	132.08
49-Maint	210,251	-	-	(181,251)	29,000	123,557	(94,557)	(99,323)	*	*
51-Maint	123,792	-	-	(135,792)	(12,000)	29,115	(41,115)	(43,187)	*	*
53-Maint	262,713	-	-	(262,713)	-	69,493	(69,493)	(72,996)	*	*
53-Debt	4,161,807	(3,070,795)	(1,036,094)	-	54,918	3,087,453	(3,032,534)	(3,185,374)	*	*
Totals	33,790,443	(7,365,963)	(3,105,921)	(17,998,272)	5,320,287	44,647,388	(39,327,101)	(41,309,187)		

* Assessments based on land use within unit. Detail of tax rates is shown on the table shown on the following page.

** The common area budget pertains to the shared parking and landscape are 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.

**NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
BUDGET WORKSHEET - FISCAL YEAR ENDING 9/30/2024**

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

UNIT	DESCRIPTION	Debt	Maint	
02C	Cmty Only - Apt (per acre)	\$ 11,185.41	\$ 1,001.49	
	Cmty Only - Bio A (per acre)	\$ 10,790.49	\$ 788.69	
	Cmty Only - Bio B (per acre)	\$ 13,728.57	\$ 1,003.44	
	Cmty Only - Com/Rtl (per acre)	\$ 11,402.35	\$ 833.41	
	Cmty Only - Hotel (per acre)	\$ 40,134.31	\$ 2,933.46	
	Cmty Only - Office (per acre)	\$ 15,873.21	\$ 1,160.19	
	Cmty Only - Utility (per acre)	\$ 3,677.32	\$ 268.78	
	Par C -SF - Res (per acre)	\$ 9,451.91	\$ 690.85	
	Par C -SF - Res (per lot)	\$ 1,188.27	\$ 86.85	
	Par C -TH - Res (per acre)	\$ 18,889.20	\$ 1,380.63	
	Par C -TH - Res (per unit)	\$ 373.09	\$ 27.27	
	Par D -SF - Res (per acre)	\$ 9,451.91	\$ 690.85	
	Par D -SF - Res (per lot)	\$ 1,080.88	\$ 79.00	
	Par E -SF - Res (per acre)	\$ 9,451.91	\$ 690.85	
	Par E -SF - Res (per lot)	\$ 1,079.96	\$ 78.94	
	Par F -TH - Res (per acre)	\$ 18,889.20	\$ 1,380.63	
	Par F -TH - Res (per unit)	\$ 680.87	\$ 54.61	
	Par G -SF - Res (per acre)	\$ 9,451.91	\$ 690.85	
	Par G -SF - Res (per lot)	\$ 1,228.39	\$ 89.78	
	Undifferentiated Blended Rate	\$ 20,081.33	\$ 1,467.85	
	03A	APTS & COMMERCIAL	\$ 3,581.09	\$ 2,469.68
		PAR A	\$ 506.91	\$ 349.59
		PAR B	\$ 479.76	\$ 330.86
PAR C		\$ 456.12	\$ 314.56	
PAR D, PLAT 1		\$ 510.28	\$ 351.91	
PAR D, PLAT 2		\$ 457.01	\$ 315.18	
PAR E		\$ 494.84	\$ 341.26	
PAR F		\$ 182.07	\$ 125.57	
PAR G		\$ 548.58	\$ 378.32	
PAR H		\$ 570.67	\$ 393.56	
PAR J		\$ 322.03	\$ 222.09	
05A		Business Park Vista Center		\$ 407.60
	Emerald Dunes Condos		\$ 173.89	
	GOLF COURSE		\$ 453.73	
	INDUSTRIAL		\$ 2,917.53	
	Links at Emerald Dunes		\$ 236.56	
	Ventura Greens at Emerald Dunes		\$ 416.79	
	Villas at Emerald Dunes		\$ 206.13	
	Vista Center Condos		\$ 972.51	
05B	COMMERCIAL	\$ 2,436.72	\$ 922.86	
	CONDO	\$ 94.76	\$ 35.89	
	RESIDENTIAL	\$ 335.11	\$ 126.92	
05D	COMMERCIAL/AC		\$ 99.58	
	PARCELS		\$ 905.93	
	RESIDENTIAL		\$ 149.48	
	San Michele condo		\$ 6.97	
09A	COMMERCIAL/AC	\$ 5,071.16	\$ 2,082.35	
	GOLF COURSE/AC	\$ 628.99	\$ 258.28	
	RESIDENTIAL/AC	\$ 1,780.22	\$ 731.00	

UNIT	DESCRIPTION	Debt	Maint
09B	COMMERCIAL/AC	\$ 2,904.81	\$ 2,088.85
	GOLF COURSE/AC	\$ 132.48	\$ 95.27
	RESIDENTIAL/AC	\$ 731.67	\$ 526.14
14	A		\$ 893.88
	B		\$ 494.88
	C		\$ 893.88
18	APARTMENTS		\$ 3,459.40
	COMMERCIAL		\$ 7,750.23
	ERU		\$ 905.30
	GC		\$ 833.24
	PSO		\$ 2,282.76
19	2701 PGA Blvd Condominium		\$ 555.16
	All except condos		\$ 1,665.47
	Harbour Oaks		\$ 204.23
	Landmark at the Gardens Condos		\$ 50.16
	San Matera Condos		\$ 98.55
19A	2701 PGA Blvd Condominium		\$ 55.70
	52434205250010000		\$ 1,040.98
	52434205260270051		\$ 358.32
	52434205260270052		\$ 194.63
	52434205260270062		\$ 273.77
	52434205260270063		\$ 535.75
	52434205260270064		\$ 566.46
	52434205260270065		\$ 218.74
	52434205260270067		\$ 195.99
	52434205260270068		\$ 194.92
	52434205260270069		\$ 209.35
	52434205270270041		\$ 495.12
	52434205270270042		\$ 419.40
	5243420600001100		\$ 1,104.61
	52434206000003040		\$ 931.98
	52434206030010000		\$ 624.78
	52434206030030000		\$ 631.37
52434206050000000		\$ 5,862.95	
52434206060000000		\$ 1,563.03	
52434206070010010		\$ 340.64	
52434206070010020		\$ 219.74	
52434206070020000		\$ 589.19	
52434206080010000		\$ 336.57	
52434206120010020		\$ 2,620.96	
52434206120020000		\$ 2,353.68	
52434206120030000		\$ 292.92	
52434206140010000		\$ -	
52434206140020000		\$ 838.98	
52434206210000010		\$ 60.19	
52434206210000020		\$ 1,041.60	
52434206280010000		\$ 1,455.82	

UNIT	DESCRIPTION	Debt	Maint
19A	<i>Continuation from previous column:</i>		
	Harbour Oaks		\$ 12.83
	Landmark at the Gardens Condos		\$ 4.68
	San Matera Condos - 1081 sq ft		\$ 10.80
	San Matera Condos - 1203 sq ft		\$ 12.02
	San Matera Condos - 1288-1331 sq ft		\$ 13.14
	San Matera Condos - 1370 sq ft		\$ 13.69
	San Matera Condos - 1718-1730 sq ft		\$ 17.19
	San Matera Condos - 1818-1832 sq ft		\$ 18.23
	San Matera Condos - 710 sq ft		\$ 7.09
	San Matera Condos - 783-816 sq ft		\$ 8.09
	San Matera Condos - 896 sq ft		\$ 8.95
San Matera Condos - 999-1016 sq ft		\$ 10.09	
20	A		\$ 1,080.96
	B		\$ 810.72
	C		\$ 540.48
	D		\$ 270.24
27B	COMMERCIAL	\$ 1,128.45	\$ 1,365.80
	Condo units	\$ 291.83	\$ 304.83
	Single Family - 40 ft lots	\$ 494.29	\$ 386.28
	Single Family - 50 ft lots	\$ 617.86	\$ 482.85
	Single Family - Preserve lots	\$ 741.46	\$ 579.44
	Townhomes	\$ 315.93	\$ 246.90
31	COMMERCIAL		\$ 3,403.82
	ERU		\$ 496.76
	GC		\$ 325.16
34	Condo owners		\$ 1,090.79
	Homeowners		\$ 2,417.95
43	COMMERCIAL	\$ 4,782.00	\$ 5,041.54
	CONDO	\$ 348.04	\$ 274.83
	GOLF/PRIVATE	\$ 1,026.23	\$ 810.36
	MULTI FAM	\$ 1,635.56	\$ 3,232.09
	SINGLE FAM	\$ 2,707.66	\$ 2,084.80
44	SINGLE FAM OTHER	\$ 2,032.33	\$ 1,604.85
	GOLF COURSE - per acre	\$ 1,430.91	\$ 301.53
	RES COTTAGES - per acre	\$ 1,889.66	\$ 398.20
	SINGLE FAM RES	\$ 6,200.23	\$ 1,306.54
46	Multi Family Pods F - condos	\$ 1,079.50	\$ 71.23
	Single Family Lots	\$ 1,099.57	\$ 72.56
	Sonoma Isles (fka Lakewood)	\$ 654.10	\$ 21.13
49	Parcels East of Congress		\$ 2,418.61
	Parcels West of Congress		\$ 448.55
51	MULTI FAM		\$ 389.15
	SINGLE FAM		\$ 650.97
53	Lots - Townhome res	\$ 1,065.36	\$ 1,065.36
	Lots -SF res - traditional	\$ 1,514.09	\$ 1,514.09
	Lots -SF res - ZLL	\$ 1,421.83	\$ 1,421.83

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