

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

BUDGET FISCAL YEAR 2026

FINAL – For public hearing and presentation to Board of Supervisors on 8/27/2025

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

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
Budget
Fiscal Year 2026

BOARD OF SUPERVISORS

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

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 Manager for Northern Palm Beach County Improvement District
Subject: Our native Muhly grass, Muhlenbergia Capillaris
Location: Unit 9B, Abacoa, in the dry detention area along Central Blvd.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
BUDGET
FISCAL YEAR 2026

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Northern Palm Beach County Improvement District
359 Hiatt Drive, Palm Beach Gardens, Florida 33418
561-624-7830 · fax 561-624-7839 · www.npbcid.org

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 27, 2025

RE: Final Budget Fiscal Year 2025/2026

Part I: Letter of Transmittal

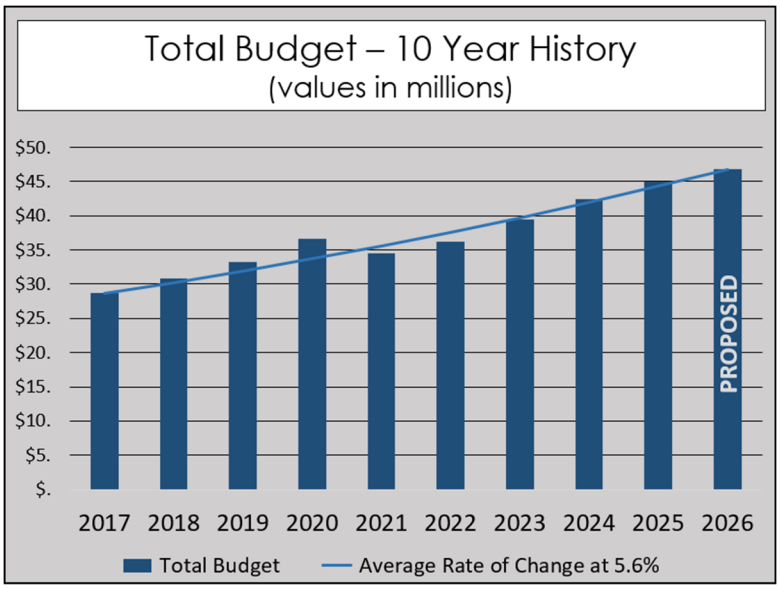
I respectfully present the Fiscal Year 2025/2026 Budget for your review, consideration and approval. This budget is presented under the concept that the Northern Palm Beach County Improvement District (Northern) exists to provide the individual residents of the District, the owners of undeveloped land 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 2025/2026 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 10, 2025, Northern contacted approximately 40 representatives of Homeowner and Property Owner Associations to review the draft budgets for their communities.

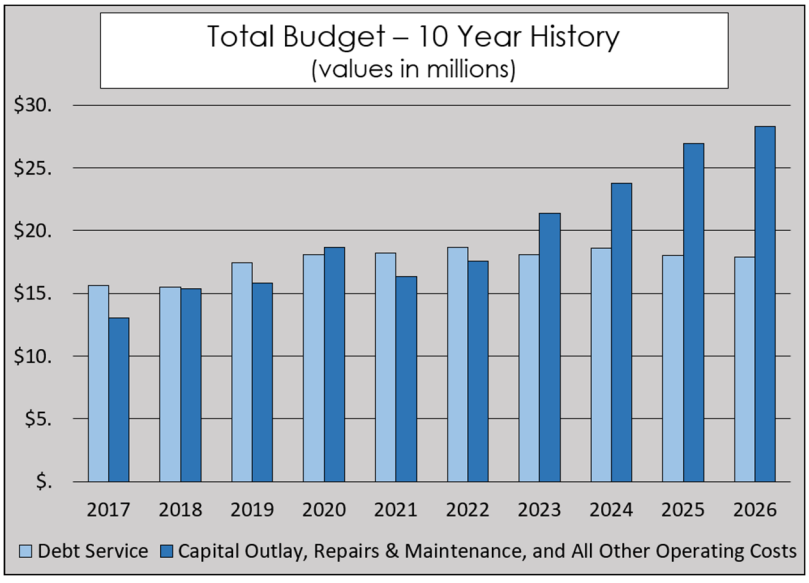
The adoption of the budget and assessment roll each year is one of the most important actions the Board takes. It is the foremost challenge for Northern's Staff and Consultants to meet the Supervisors' goals with fiscally sound plans and a clear path for progress while being financially responsible.

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 2025/2026 Budget will use some excess reserves to offset maintenance budgets; however, we are not planning to lower reserves below the established threshold.

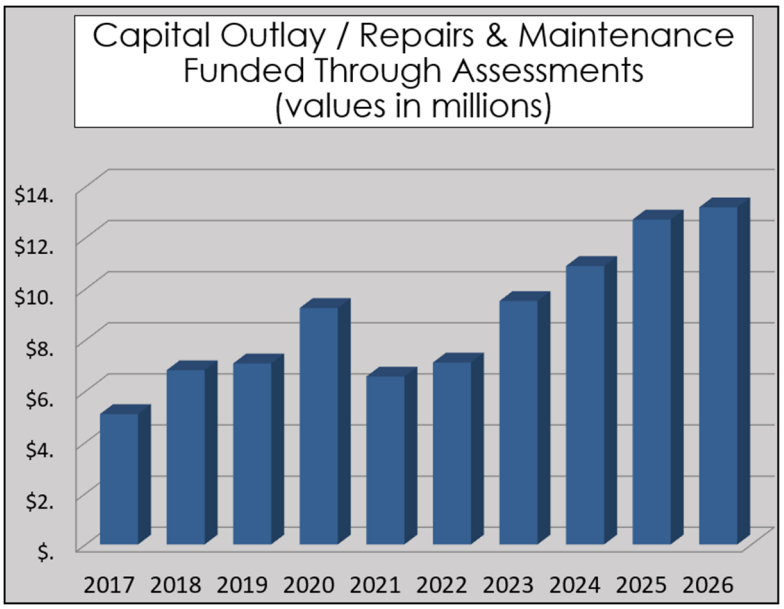
The total recommended Fiscal Year 2025/2026 Budget of $46,914,576 is a 4.3% increase, or approximately $1.9 million more than the Fiscal Year 2024/2025 Budget. The chart below depicts the District's overall proposed budget compared to the budgets of each of the past nine years. The total proposed 2026 budget is approximately $18.2 million higher than the total budget of ten years ago. That represents an average rate of change of 5.6% 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 55% in 2017 to about 39% in 2026. 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 2026 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 2.5 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 $13,118,026 for capital improvement and repair projects, which is an increase of approximately $404 thousand, or 3.2%, compared to last year. Some major projects, like culvert and catch basins work in Unit 5A, and internal roadway maintenance and overlay in Unit 16, had to be carried over and re-budgeted from 2025 to 2026 due to various project delays. In general, however, it is anticipated that costs of repairs & maintenance will generally continue to increase over time due to the aging of District facilities.

This budget includes the following $9,032,254 in major capital improvement and repair projects:

Unit	Name	Project Name	Amount
2	Frenchman's Creek	1 New Aerator	$25,250
2C	Alton	Culvert Inspections/Cleaning	$100,000
		Roadway Catch Basin Cleaning and Inspection	$200,000

Unit	Name	Project Name	Amount
2C	Alton (continued)	Vegetation Reduction within Preserves	$20,000
		1 New Aerator	$25,250
		Replace Grass with Artificial Turf at Dog Park + Park Improvements	$261,000
3	Horseshoe Acres/Square Lake	Canal Maintenance and Debris Removal	$50,000
		2 New Aerators	$50,500
3A	Woodbine	Culvert Inspections/Cleaning	$100,000
		2 New Aerators	$50,500
4	West of Villages of Palm Beach Lakes	F-1 Structure Replacement-Engineering Design and Construction Phase Services	$20,000
		Culvert Repair/Replacement	$350,000
		3 New Aerators	$75,750
5A	Vista Center of Palm Beach	Culvert Cleaning and Restoration (Funds On Hand Portion)	$350,000
		Roadway Catch Basin Cleaning and Inspection	$225,000
5B	Baywinds	Replace fuel tank at pump station	$60,000
		Fuel Polisher for fuel tank	$35,000
5C	Riverwalk	Culvert Inspections/Cleaning	$15,000
9	Admirals Cove West	Culvert Inspections/Cleaning	$20,000
9A	Abacoa I	Potential lake liner repairs	$800,000
		Engineering of Lake Liner Repairs and Replacing Dry Detention Bridge #2	$125,000
		Vegetation Reduction Mowing	$15,000
		Preserve Structures - Fence Repair and Replacement of Dry Detention Bridge #2	$250,000
		3 New Aerators	$75,750
9B	Abacoa II	Vegetation Reduction Mowing	$15,000
		Preserve Structures - Repair and Replacement	$150,000
		Renovation and upgrade of ADA Preserve Trails	$290,000
		1 New Aerator	$25,250

Unit	Name	Project Name	Amount
11	PGA National	Engineering Design Of Multiple Projects	$35,000
		Telemetry Upgrade/ Enhancement	$30,000
		Sidewalk and Sign Repairs	$150,000
		Lake Interconnect Culvert Rehabilitation	$100,000
		Catch Basins Inspections and Cleaning	$100,000
		Install Driveway at Central Pump Station	$26,000
		3 New Aerators	$75,750
14	Eastpointe	2 New Aerators	$50,500
		Catch Basin Inspection/Cleaning	$60,000
15	Villages of Palm Beach Lakes	Australian Pine removal	$100,000
		Culvert Inspections/Cleaning Golf Course- Links course	$300,000
		BioNest Biological Weed Control	$20,000
		3 New Aerators	$75,750
16	Palm Beach Park of Commerce	Roadway Catch Basin Cleaning and Inspection	$100,000
		Engineering multiple projects	$50,000
		Culvert Inspections/Cleaning	$100,000
		Drainage Improvements	$280,000
		Internal Roadway Maintenance and Overlay	$845,000
		Roadway and Sidewalk Maintenance and Sign Repairs	$150,000
18	Ibis Golf & Country Club	Alum Application Treatment Project/ Monitoring	$80,004
		Pump Station Flap Gates and Discharge Pipe Replacements	$230,000
		Culvert Inspections/Cleaning	$60,000
		Generator Replacement	$140,000
		Fuel Polisher for fuel tank	$35,000
19	Regional Center	Catch Basin Inspection/Cleaning	$50,000
		4 New Aerators	$101,000

Unit	Name	Project Name	Amount
19A	Regional Center Irrigation	Irrigation System Upgrade	$15,000
21	Old Marsh	Culvert Cleaning/Inspection	$50,000
		Fuel Polisher for fuel tank	$35,000
23	The Shores	Culvert Cleaning/Inspection	$100,000
		Vegetation Reduction Mowing	$20,000
24	Ironhorse	Culvert Repairs	$30,000
27B	Botanica	Vegetation Reduction Mowing	$15,000
29	North Fork Development	Vegetation Reduction Mowing	$10,000
		Culvert Repairs	$20,000
31	BallenIsles Country Club	Engineering to Design West Side Pathway along BallenIsles Drive	$150,000
		Culvert Repair and Cleaning	$100,000
		Irrigation Pump Stations- upgrade technology	$130,000
		New Aerators	$151,500
33	Cypress Cove	Vegetation Reduction Mowing	$10,000
34	Hidden Key	Gate/ Lighting / Camera Repairs	$10,000
		Road and Sidewalk Repairs	$22,000
		Catch Basin Cleaning	$15,000
38	Harbour Isles	Catch Basin Cleaning	$20,000
		Culvert Inspection/Cleaning/ Oyster Removal	$25,000
41	Mystic Cove	Culvert Inspection/Cleaning	$5,000
43	Mirasol	Vegetation Reduction Mowing	$30,000
		Telemetry Upgrade/ Enhancement	$30,000
44	The Bear's Club	Culvert Inspections	$20,000
		Catch Basin Cleaning	$20,000
45	Paseos	Vegetation Reduction Mowing	$20,000
		Tree Damage Mitigation- Sidewalks and Curbs	$190,000
		Catch Basins Repair and Cleaning	$30,000
		Preserve Structures - Repair and Replacement	$20,000
46	Jupiter Country Club	Engineering - Tunnel Inspection	$5,000
		Tunnel Repairs	$40,000
47	Jupiter Isles	Telemetry Upgrade/ Enhancement	$15,000
		Catch Basin Cleaning	$75,000

Unit	Name	Project Name	Amount
49	Northern Palm Beach County Business Park	Vegetation Reduction Mowing	$20,000
		Lake Interconnect Repairs/Inspections	$25,000
53	Arden (Fka. Highland Dunes)	Culvert Inspections	$25,000
No Unit	Common Area	Parking Lot Maintenance	$20,000
		Replace Irrigation Clock and Irrigation Pipes	$30,000
General Fund	Adm/Ops	Computer Upgrades and Replacements	$2,500
		EOC Emergency Backup Water Tank Cleaning	$10,000
		EOC A/C Chiller Floor Epoxy, Elevator Button Upgrade, Painting, Misc. Repairs and Services	$70,000
		EOC Office Renovations	$25,000
		Computer Upgrades and Replacements	$3,000
		EOC Fuel Management System Replacement	$20,000
		Vehicle Purchase/Replacement	$230,000
		Total	**$9,032,254**

In addition to the amounts listed above, the large maintenance projects planned in Units of Development No. 1, 5D, 7, 15 and 24 include funding from new maintenance loans. An estimated $3,140,000 multi-unit loan is budgeted as follows:

Unit	Name	Project Name	Amount
1	Grammercy Park	Multi Unit Culvert Work	$1,000,000
5D	Andros Isle	Replace Pump Station Control Panel	$360,000
7	Dyer Boulevard	Multi Unit Culvert Work	$1,060,000
15	Villages of Palm Beach Lakes	Weir replacement and Links Course and Culvert Improvements	$515,000
24	Ironhorse	Multi Unit Culvert Work	$205,000
		Total	**$3,140,000**

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 2025/2026 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 2025/2026 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 2025/2026 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 2025/2026 Budget reflects a combined 1.4% decrease from last year's budget. Most of the decrease is attributable to the prior year budget including approximately $350,000 for the EOC Building roof and door replacements. The proposed budget includes the addition of one part time staff position and elimination of one full time staff position. It also 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 2025/2026 Budget.

C. Debt

The 2025/2026 debt service budget increases by approximately $118,000 or 0.7% from 2024/2025. The Fiscal Year 2025/2026 Budget includes the first year of debt service on the Unit 53 Series 2025 Bonds as well as a new proposed multi-unit loan for Units 1, 5D, 7, 15, and 24.

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 continued a rate-hiking path through 2023, then interest rates held steady about a year, and began to slowly decline in the latter part of 2024. However, recent tariffs are likely to lead to higher inflation and thus prevent the Federal Reserve from cutting interest rates, potentially keeping them higher for longer.

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.

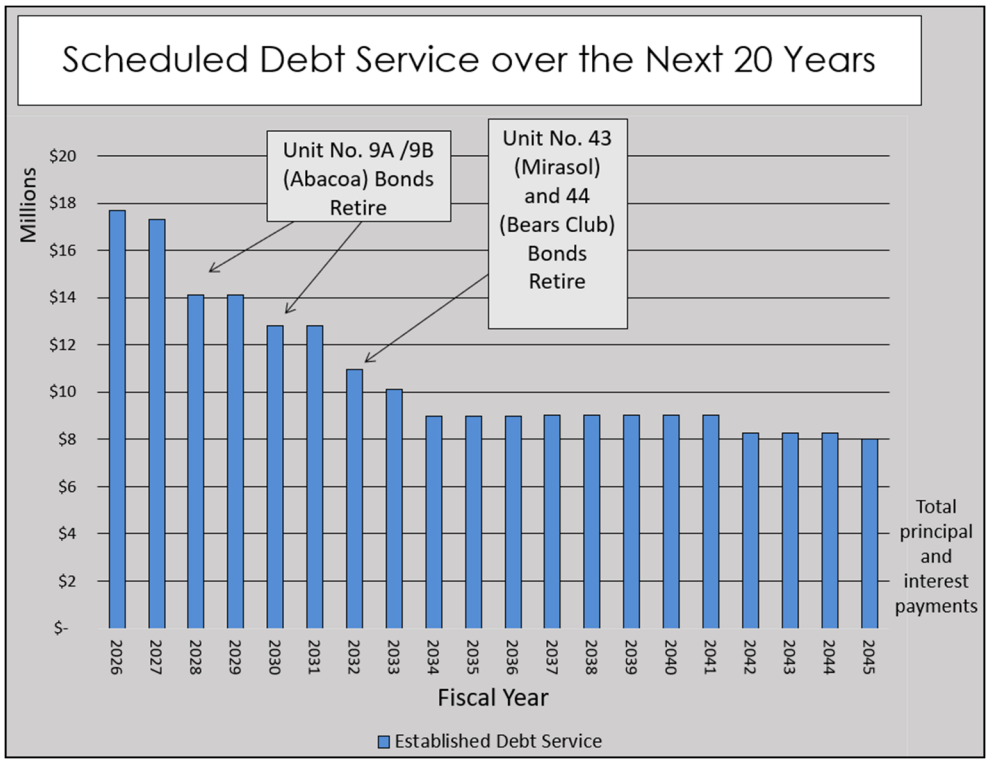
Northern invests conservatively with the majority of its trust funds invested in U.S. Treasuries. Additional funds are invested in a variety of money market mutual funds comprised of U.S. government securities, repurchase agreements and commercial paper. Safety of capital is the foremost objective of 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 2025/2026 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.



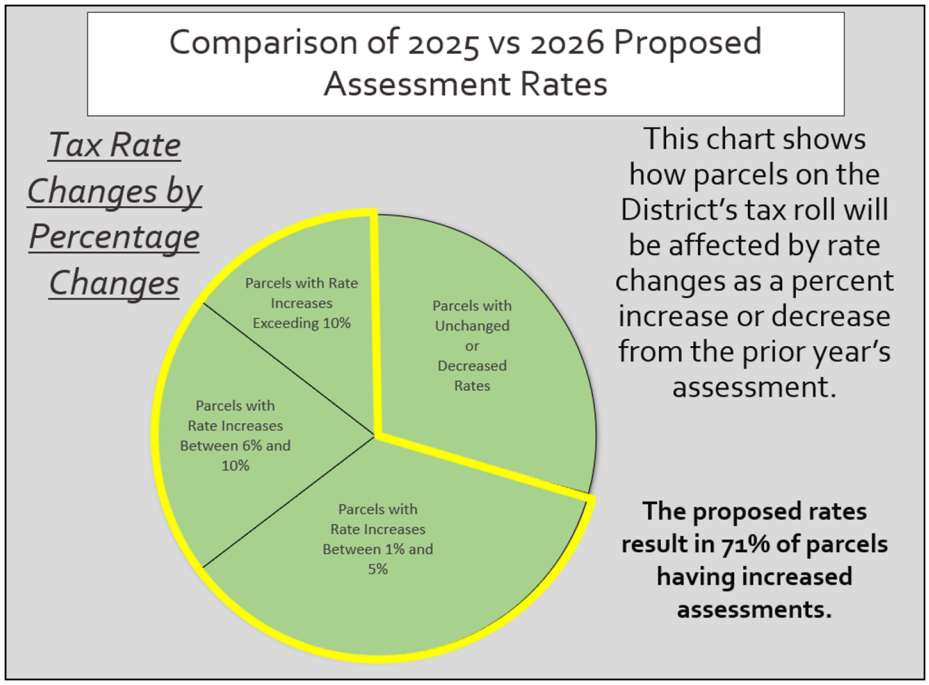
F. Environmental, Maintenance and Operations Projects

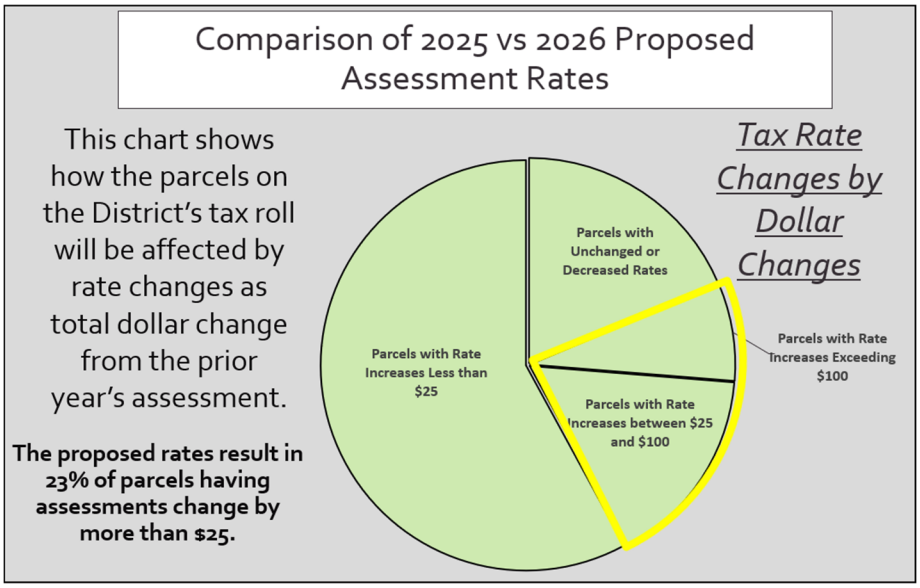
Northern owns the following improvements:

- 12 Pump Stations
- 12 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
- 642 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 642 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 large 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 2025/2026 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

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Fiscal Year 2026 Recommended Budget Assessment Rates

for TRIM Roll

Unit(s)	Description	Code	25/26 Tax Per Assessable Unit PROPOSED Debt	Maint	TOTAL	24/25 Tax Per Assessable Unit FINAL Debt	Maint	TOTAL	Incr / (Decr) Debt	Maint	TOTAL	%	Number of assessable units on tax roll	Definition of Assessable Unit
1	ALL NON EXEMPT PARCELS	JA	-	81.33	81.33	-	70.79	70.79	-	10.54	10.54	15%	929.0000	Nearest Whole Acre
2	ALL NON EXEMPT PARCELS	JB	-	47.13	47.13	-	46.95	46.95	-	0.18	0.18	0%	3,236.0000	Nearest Whole Acre
2 and 28	ALL NON EXEMPT PARCELS	KP	-	47.13	47.13	-	46.95	46.95	-	0.18	0.18	0%	252.0000	Nearest Whole Acre
2 and 2A	ALL NON EXEMPT PARCELS	IR	63.07	80.57	143.64	61.82	78.44	140.26	1.25	2.13	3.38	2%	3,012.0000	Nearest Whole Acre
2 and 2A	MFR	IH	63.07	80.57	143.64	61.82	78.44	140.26	1.25	2.13	3.38	2%	132.0000	Nearest Whole Acre
2 and 2A	SFE	II	63.07	80.57	143.64	61.82	78.44	140.26	1.25	2.13	3.38	2%	33.0000	Nearest Whole Acre
2 and 2A	SFC	IJ	63.07	80.57	143.64	61.82	78.44	140.26	1.25	2.13	3.38	2%	798.0000	Nearest Whole Acre
2, 2A and 2C	Undifferentiated Blended Rate	93A	63.07	80.57	143.64	61.82	78.44	140.26	1.25	2.13	3.38	2%	29.0000	Nearest Whole Acre
2, 2A and 2C	Undifferentiated Blended Rate	93B	18,163.20	3,177.56	21,340.76	18,216.28	1,681.68	19,897.96	(53.08)	1,495.88	1,442.80	7%	29.4868	Actual Acreage
2, 2A and 2C	Community Only - Biotech A	111A	63.07	80.57	143.64	61.82	78.44	140.26	1.25	2.13	3.38	2%	70.0000	Nearest Whole Acre
2, 2A and 2C	Community Only - Biotech A	111B	9,643.56	1,687.10	11,330.66	9,671.70	892.90	10,564.60	(28.14)	794.20	766.06	7%	69.8669	Actual Acreage
2, 2A and 2C	Community Only - Biotech B	112A	63.07	80.57	143.64	61.82	78.44	140.26	1.25	2.13	3.38	2%	7.0000	Nearest Whole Acre
2, 2A and 2C	Community Only - Biotech B	112B	12,269.35	2,146.47	14,415.82	12,305.15	1,136.02	13,441.17	(35.80)	1,010.45	974.65	7%	6.5695	Actual Acreage
2, 2A and 2C	Community Only - Office	113A	63.07	80.57	143.64	61.82	78.44	140.26	1.25	2.13	3.38	2%	26.0000	Nearest Whole Acre
2, 2A and 2C	Community Only - Office	113B	14,186.03	2,481.78	16,667.81	14,227.42	1,313.49	15,540.91	(41.39)	1,168.29	1,126.90	7%	26.4179	Actual Acreage
2, 2A and 2C	Community Only - Commercial/Retail	115A	63.07	80.57	143.64	61.82	78.44	140.26	1.25	2.13	3.38	2%	43.0000	Nearest Whole Acre
2, 2A and 2C	Community Only - Commercial/Retail	115B	10,190.39	1,782.76	11,973.15	10,220.12	943.53	11,163.65	(29.73)	839.23	809.50	7%	39.3471	Actual Acreage
2, 2A and 2C	Community Only - Apartment	116A	63.07	80.57	143.64	61.82	78.44	140.26	1.25	2.13	3.38	2%	13.0000	Nearest Whole Acre
2, 2A and 2C	Community Only - Apartment	116B	9,996.51	2,142.31	12,138.82	10,025.68	1,133.82	11,159.50	(29.17)	1,008.49	979.32	9%	12.7578	Actual Acreage
2, 2A and 2C	Community Only - Utility	119A	63.07	80.57	143.64	61.82	78.44	140.26	1.25	2.13	3.38	2%	5.0000	Nearest Whole Acre
2, 2A and 2C	Community Only - Utility	119B	3,286.45	574.95	3,861.40	3,296.04	304.29	3,600.33	(9.59)	270.66	261.07	7%	4.9994	Actual Acreage
2, 2A and 2C	Parcel C -Townhome – Residential	120A	396.50	138.90	535.40	396.23	109.31	505.54	0.27	29.59	29.86	6%	143.0000	Nearest Whole Acre
2, 2A and 2C	Parcel C -Townhome – Residential	120B	16,881.45	2,953.33	19,834.78	16,930.71	1,563.06	18,493.77	(49.26)	1,390.27	1,341.01	7%	6.1103	Actual Acreage
2, 2A and 2C	Parcel C -Single Family – Residential	121A	1,125.04	266.36	1,391.40	1,126.89	176.77	1,303.66	(1.85)	89.59	87.74	7%	217.0000	Nearest Whole Acre
2, 2A and 2C	Parcel C -Single Family – Residential	121B	8,447.26	1,477.81	9,925.07	8,471.91	782.13	9,254.04	(24.65)	695.68	671.03	7%	29.5319	Actual Acreage
2, 2A and 2C	Parcel D -Single Family – Residential	122A	1,029.06	249.57	1,278.63	1,030.63	167.88	1,198.51	(1.57)	81.69	80.12	7%	117.0000	Nearest Whole Acre
2, 2A and 2C	Parcel D -Single Family – Residential	122B	8,447.26	1,477.81	9,925.07	8,471.91	782.13	9,254.04	(24.65)	695.68	671.03	7%	16.1543	Actual Acreage
2, 2A and 2C	Parcel E -Single Family – Residential	123A	1,028.24	249.42	1,277.66	1,029.80	167.81	1,197.61	(1.56)	81.61	80.05	7%	199.0000	Nearest Whole Acre
2, 2A and 2C	Parcel E -Single Family – Residential	123B	8,447.26	1,477.81	9,925.07	8,471.91	782.13	9,254.04	(24.65)	695.68	671.03	7%	28.6451	Actual Acreage
2, 2A and 2C	Parcel F -Townhome – Residential	124A	671.57	197.39	868.96	672.09	140.27	812.36	(0.52)	57.12	56.60	7%	255.0000	Nearest Whole Acre
2, 2A and 2C	Parcel F -Townhome – Residential	124B	16,881.45	2,953.33	19,834.78	16,930.71	1,563.06	18,493.77	(49.26)	1,390.27	1,341.01	7%	10.3260	Actual Acreage
2, 2A and 2C	Parcel G -Single Family – Residential	125A	1,160.90	272.63	1,433.53	1,162.85	180.09	1,342.94	(1.95)	92.54	90.59	7%	458.0000	Nearest Whole Acre
2, 2A and 2C	Parcel G -Single Family – Residential	125B	8,447.26	1,477.81	9,925.07	8,471.91	782.13	9,254.04	(24.65)	695.68	671.03	7%	76.6618	Actual Acreage
3	ALL NON EXEMPT PARCELS	JC	-	174.70	174.70	-	167.05	167.05	-	7.65	7.65	5%	1,863.0000	Nearest Whole Acre
3 and 3A	PAR A	L7	498.91	642.84	1,141.75	495.33	555.74	1,051.07	3.58	87.10	90.68	9%	74.0000	Nearest Whole Acre
3 and 3A	PAR B	K2	472.19	617.77	1,089.96	468.80	534.93	1,003.73	3.39	82.84	86.23	9%	86.0000	Nearest Whole Acre
3 and 3A	PAR C	L2	448.92	595.93	1,044.85	445.69	516.80	962.49	3.23	79.13	82.36	9%	88.0000	Nearest Whole Acre
3 and 3A	PAR D, PLAT 1	L3	502.23	645.96	1,148.19	498.62	558.33	1,056.95	3.61	87.63	91.24	9%	71.0000	Nearest Whole Acre
3 and 3A	PAR D, PLAT 2	LY	449.80	596.76	1,046.56	446.57	517.48	964.05	3.23	79.28	82.51	9%	15.0000	Nearest Whole Acre
3 and 3A	PAR E	LZ	487.03	631.69	1,118.72	483.53	546.49	1,030.02	3.50	85.20	88.70	9%	114.0000	Nearest Whole Acre
3 and 3A	PAR F	01	179.20	342.85	522.05	177.91	306.66	484.57	1.29	36.19	37.48	8%	136.0000	Nearest Whole Acre
3 and 3A	PAR G	L8	539.92	681.32	1,221.24	536.04	587.69	1,123.73	3.88	93.63	97.51	9%	40.0000	Nearest Whole Acre
3 and 3A	PAR H	K1	561.67	701.73	1,263.40	557.63	604.64	1,162.27	4.04	97.09	101.13	9%	54.0000	Nearest Whole Acre
3 and 3A	PAR J	LX	316.96	472.11	789.07	314.68	413.98	728.66	2.28	58.13	60.41	8%	132.0000	Nearest Whole Acre
3 and 3A	APTS & COMMERCIAL	L1	3,524.60	3,481.92	7,006.52	3,499.25	2,913.00	6,412.25	25.35	568.92	594.27	9%	24.0000	Nearest Whole Acre
4	ALL NON EXEMPT PARCELS	JD	-	79.35	79.35	-	70.71	70.71	-	8.64	8.64	12%	8,557.0000	Nearest Whole Acre
5	ALL NON EXEMPT PARCELS	JE	-	66.59	66.59	-	66.15	66.15	-	0.44	0.44	1%	1,642.0000	Nearest Whole Acre
5 and 5E	ALL NON EXEMPT PARCELS	LM	-	66.59	66.59	-	66.15	66.15	-	0.44	0.44	1%	1,348.0000	Nearest Whole Acre
5 and 5A	GOLF COURSE	J1	-	620.06	620.06	-	619.08	619.08	-	0.98	0.98	0%	128.0000	Nearest Whole Acre
5 and 5A	INDUSTRIAL	JF	-	3,625.50	3,625.50	-	3,621.57	3,621.57	-	3.93	3.93	0%	196.0000	Nearest Whole Acre
5 and 5A	Emerald Dunes Condos	48	-	278.71	278.71	-	278.06	278.06	-	0.65	0.65	0%	302.0000	Nearest Whole Acre
5 and 5A	Business Park Vista Center	49	-	563.79	563.79	-	562.86	562.86	-	0.93	0.93	0%	136.0000	Nearest Whole Acre
5 and 5A	Ventura Greens at Emerald Dunes	64	-	575.01	575.01	-	574.07	574.07	-	0.94	0.94	0%	70.0000	Nearest Whole Acre
5 and 5A	Links at Emerald Dunes	65	-	355.15	355.15	-	354.43	354.43	-	0.72	0.72	0%	185.0000	Nearest Whole Acre
5 and 5A	Villas at Emerald Dunes	66	-	318.03	318.03	-	317.35	317.35	-	0.68	0.68	0%	184.0000	Nearest Whole Acre

Unit(s)	Description	Code	25/26 Tax Per Assessable Unit PROPOSED Debt	Maint	TOTAL	24/25 Tax Per Assessable Unit FINAL Debt	Maint	TOTAL	Incr / (Decr) Debt	Maint	TOTAL	%	Number of assessable units on tax roll	Definition of Assessable Unit
5 and 5A	Vista Center Condos	76	-	1,252.89	1,252.89	-	1,251.29	1,251.29	-	1.60	1.60	0%	12.0000	Per Parcel
5 and 5B	RESIDENTIAL	KV	-	443.56	443.56	326.23	229.94	556.17	(326.23)	213.62	(112.61)	-20%	1,082.0000	Nearest Whole Acre
5 and 5B	COMMERCIAL	02	-	2,807.70	2,807.70	2,372.17	1,257.14	3,629.31	(2,372.17)	1,550.56	(821.61)	-23%	7.0000	Nearest Whole Acre
5 and 5B	Mezzano Condo	06	-	173.19	173.19	92.25	112.47	204.72	(92.25)	60.72	(31.53)	-15%	240.0000	Nearest Whole Acre
5 and 5C	RESIDENTIAL	L5	-	117.07	117.07	-	116.62	116.62	-	0.45	0.45	0%	1,367.0000	Nearest Whole Acre
5 and 5D	COMMERCIAL/AC	IZ	-	229.37	229.37	-	214.57	214.57	-	14.80	14.80	7%	32.0000	Nearest Whole Acre
5 and 5D	San Michele condo	67	-	77.98	77.98	-	76.54	76.54	-	1.44	1.44	2%	300.0000	Nearest Whole Acre
5 and 5D	RESIDENTIAL	LJ	-	306.41	306.41	-	288.95	288.95	-	17.46	17.46	6%	881.0000	Nearest Whole Acre
7	ALL NON EXEMPT PARCELS	JH	-	54.91	54.91	-	49.42	49.42	-	5.49	5.49	11%	2,796.0000	Nearest Whole Acre
9	ALL NON EXEMPT PARCELS	JI	-	88.83	88.83	-	85.12	85.12	-	3.71	3.71	4%	333.0000	Nearest Whole Acre
9 and 28	ALL NON EXEMPT PARCELS	KO	-	88.83	88.83	-	85.12	85.12	-	3.71	3.71	4%	90.0000	Nearest Whole Acre
9, 9A and 9B	RESIDENTIAL/AC	LC	2,445.02	1,774.99	4,220.01	2,436.50	1,595.45	4,031.95	8.52	179.54	188.06	5%	943.4400	NAV Factor
9, 9A and 9B	GOLF COURSE/AC	LD	742.29	566.40	1,308.69	743.11	502.74	1,245.85	(0.82)	63.66	62.84	5%	169.3400	NAV Factor
9, 9A and 9B	COMMERCIAL/AC	LF	7,756.63	5,661.59	13,418.22	7,707.41	5,142.83	12,850.24	49.22	518.76	567.98	4%	217.9400	NAV Factor
11	ALL NON EXEMPT PARCELS	JK	-	650.22	650.22	-	645.48	645.48	-	4.74	4.74	1%	3,976.0000	Nearest Whole Acre
11 and 11A	ALL NON EXEMPT PARCELS	JL	-	650.22	650.22	-	645.48	645.48	-	4.74	4.74	1%	1,747.0000	Nearest Whole Acre
12	ALL NON EXEMPT PARCELS	JM	-	42.81	42.81	-	42.55	42.55	-	0.26	0.26	1%	738.0000	Nearest Whole Acre
12 and 31	GOLF COURSE - 12/28/31	J7	-	542.26	542.26	-	499.04	499.04	-	43.22	43.22	9%	78.0000	Nearest Whole Acre
12 and 31	RESIDENTIAL - 12/28/31	KH	-	805.85	805.85	-	739.96	739.96	-	65.89	65.89	9%	1,057.0000	Nearest Whole Acre
12 and 12A	ALL NON EXEMPT PARCELS	JZ	-	293.50	293.50	-	271.34	271.34	-	22.16	22.16	8%	127.0000	Nearest Whole Acre
14	A	JN	-	985.98	985.98	-	954.83	954.83	-	31.15	31.15	3%	416.0000	Nearest Whole Acre
14	C (MARSH POINTE)	JO	-	572.77	572.77	-	528.62	528.62	-	44.15	44.15	8%	28.0000	Nearest Whole Acre
14	B	KS	-	985.98	985.98	-	954.83	954.83	-	31.15	31.15	3%	755.0000	Nearest Whole Acre
15	ALL NON EXEMPT PARCELS	JP	-	262.09	262.09	-	242.11	242.11	-	19.98	19.98	8%	4,307.0000	Nearest Whole Acre
16	ALL NON EXEMPT PARCELS	JY	317.19	1,899.53	2,216.72	301.58	1,798.88	2,100.46	15.61	100.65	116.26	6%	926.0000	Nearest Whole Acre
18	APARTMENTS	IX	-	3,771.83	3,771.83	-	3,773.95	3,773.95	-	(2.12)	(2.12)	0%	15.0000	Nearest Whole Acre
18	COMMERCIAL	IY	-	8,450.19	8,450.19	-	8,454.94	8,454.94	-	(4.75)	(4.75)	0%	15.0000	Nearest Whole Acre
18	GOLF COURSE	J3	-	908.50	908.50	-	909.01	909.01	-	(0.51)	(0.51)	0%	437.0000	Nearest Whole Acre
18	PSO	J5	-	2,488.92	2,488.92	-	2,490.32	2,490.32	-	(1.40)	(1.40)	0%	4.0000	Nearest Whole Acre
18	ERU	JQ	-	987.07	987.07	-	987.62	987.62	-	(0.55)	(0.55)	0%	1,862.0000	Nearest Whole Acre
19	Non-condo Parcels	10	-	1,820.60	1,820.60	-	1,819.50	1,819.50	-	1.10	1.10	0%	103.0000	Nearest Whole Acre
19 and 19A	52434205250010000	11	-	11,561.41	11,561.41	-	11,957.98	11,957.98	-	(396.57)	(396.57)	-3%	1.0000	Per Parcel
19 and 19A	52434205260270051	12	-	3,860.74	3,860.74	-	3,997.32	3,997.32	-	(136.58)	(136.58)	-3%	1.0000	Per Parcel
19 and 19A	52434205260270052	13	-	1,939.85	1,939.85	-	2,014.13	2,014.13	-	(74.28)	(74.28)	-4%	1.0000	Per Parcel
19 and 19A	52434205260270062	15	-	1,988.34	1,988.34	-	2,093.27	2,093.27	-	(104.93)	(104.93)	-5%	1.0000	Per Parcel
19 and 19A	52434205260270063	16	-	5,790.05	5,790.05	-	5,994.25	5,994.25	-	(204.20)	(204.20)	-3%	1.0000	Per Parcel
19 and 19A	52434205260270064	17	-	5,808.87	5,808.87	-	6,024.96	6,024.96	-	(216.09)	(216.09)	-4%	1.0000	Per Parcel
19 and 19A	52434205260270065	18	-	1,954.62	1,954.62	-	2,038.24	2,038.24	-	(83.62)	(83.62)	-4%	1.0000	Per Parcel
19 and 19A	52434205260270067	19	-	1,940.68	1,940.68	-	2,015.49	2,015.49	-	(74.81)	(74.81)	-4%	1.0000	Per Parcel
19 and 19A	52434205260270068	20	-	1,940.03	1,940.03	-	2,014.42	2,014.42	-	(74.39)	(74.39)	-4%	1.0000	Per Parcel
19 and 19A	52434205260270069	21	-	1,948.87	1,948.87	-	2,028.85	2,028.85	-	(79.98)	(79.98)	-4%	1.0000	Per Parcel
19 and 19A	2979 PGA CONDO	94	-	1,314.850	1,314.85	-	1,378.04	1,378.04	-	(63.19)	(63.19)	-5%	3.0000	Per Parcel
19 and 19A	52434205270270042	23	-	3,898.17	3,898.17	-	4,058.40	4,058.40	-	(160.23)	(160.23)	-4%	1.0000	Per Parcel
19 and 19A	52434206000001100	27	-	9,779.79	9,779.79	-	10,202.11	10,202.11	-	(422.32)	(422.32)	-4%	1.0000	Per Parcel
19 and 19A	52434206000003040	28	-	9,674.02	9,674.02	-	10,029.48	10,029.48	-	(355.46)	(355.46)	-4%	1.0000	Per Parcel
19 and 19A	52434206280010000	136	-	11,815.59	11,815.59	-	12,372.82	12,372.82	-	(557.23)	(557.23)	-5%	1.0000	Per Parcel
19 and 19A	52434206030010000	31	-	5,844.60	5,844.60	-	6,083.28	6,083.28	-	(238.68)	(238.68)	-4%	1.0000	Per Parcel
19 and 19A	52434206030030000	32	-	5,848.64	5,848.64	-	6,089.87	6,089.87	-	(241.23)	(241.23)	-4%	1.0000	Per Parcel
19 and 19A	52434206050000000	33	-	45,466.02	45,466.02	-	47,711.45	47,711.45	-	(2,245.43)	(2,245.43)	-5%	1.0000	Per Parcel
19 and 19A	52434206060000000	34	-	11,881.26	11,881.26	-	12,480.03	12,480.03	-	(598.77)	(598.77)	-5%	1.0000	Per Parcel
19 and 19A	52434206070010010	35	-	3,849.91	3,849.91	-	3,979.64	3,979.64	-	(129.73)	(129.73)	-3%	1.0000	Per Parcel
19 and 19A	52434206070010020	36	-	1,955.24	1,955.24	-	2,039.24	2,039.24	-	(84.00)	(84.00)	-4%	1.0000	Per Parcel
19 and 19A	52434206070020000	37	-	5,822.79	5,822.79	-	6,047.69	6,047.69	-	(224.90)	(224.90)	-4%	1.0000	Per Parcel
19 and 19A	52434206080010000	38	-	3,847.42	3,847.42	-	3,975.57	3,975.57	-	(128.15)	(128.15)	-3%	1.0000	Per Parcel
19 and 19A	52434206120010020	41	-	17,991.26	17,991.26	-	18,996.46	18,996.46	-	(1,005.20)	(1,005.20)	-5%	1.0000	Per Parcel
19 and 19A	52434206120010040	135	-	3,931.57	3,931.57	-	4,112.91	4,112.91	-	(181.34)	(181.34)	-4%	1.0000	Per Parcel
19 and 19A	52434206120020000	42	-	16,006.90	16,006.90	-	16,909.68	16,909.68	-	(902.78)	(902.78)	-5%	1.0000	Per Parcel

Unit(s)	Description	Code	25/26 Tax Per Assessable Unit PROPOSED Debt	Maint	TOTAL	24/25 Tax Per Assessable Unit FINAL Debt	Maint	TOTAL	Incr / (Decr) Debt	Maint	TOTAL	%	Number of assessable units on tax roll	Definition of Assessable Unit
19 and 19A	52434206120030000	43	-	2,000.07	2,000.07	-	2,112.42	2,112.42	-	(112.35)	(112.35)	-5%	1.0000	Per Parcel
19 and 19A	52434206300010000	44	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a		Per Parcel
19 and 19A	52434206300130000	142	-	1,917.27	1,917.27	-	1,977.28	1,977.28	-	(60.01)	(60.01)	-3%	1.0000	Per Parcel
19 and 19A	52434206300180000	143	-	3,812.41	3,812.41	-	3,918.44	3,918.44	-	(106.03)	(106.03)	-3%	1.0000	Per Parcel
19 and 19A	52434206300010010	144	-	85,581.45	85,581.45	-	87,842.02	87,842.02	n/a	n/a	n/a	n/a	1.0000	Per Parcel
19 and 19A	52434206300010020	145	-	1,892.41	1,892.41	-	1,936.71	1,936.71	n/a	n/a	n/a	n/a	1.0000	Per Parcel
19 and 19A	2701 PGA Blvd Condominium	68	-	643.75	643.75	-	666.69	666.69	-	(22.94)	(22.94)	-3%	3.0000	Nearest Whole Acre
19 and 19A	Harbour Oaks (317 Units)	46	-	231.76	231.76	-	236.99	236.99	-	(5.23)	(5.23)	-2%	317.0000	Nearest Whole Acre
19 and 19A	San Matera Condos - 710 sq ft	51	-	112.43	112.43	-	115.32	115.32	-	(2.89)	(2.89)	-3%	24.0000	Nearest Whole Acre
19 and 19A	San Matera Condos - 783-816 sq ft	52	-	113.08	113.08	-	116.40	116.40	-	(3.32)	(3.32)	-3%	166.0000	Nearest Whole Acre
19 and 19A	San Matera Condos - 896 sq ft	53	-	113.66	113.66	-	117.33	117.33	-	(3.67)	(3.67)	-3%	36.0000	Nearest Whole Acre
19 and 19A	San Matera Condos - 999-1016 sq ft	54	-	114.41	114.41	-	118.56	118.56	-	(4.15)	(4.15)	-4%	194.0000	Nearest Whole Acre
19 and 19A	San Matera Condos - 1081 sq ft	55	-	114.88	114.88	-	119.33	119.33	-	(4.45)	(4.45)	-4%	24.0000	Nearest Whole Acre
19 and 19A	San Matera Condos - 1203 sq ft	56	-	115.69	115.69	-	120.65	120.65	-	(4.96)	(4.96)	-4%	24.0000	Nearest Whole Acre
19 and 19A	San Matera Condos - 1288-1331 sq ft	57	-	116.43	116.43	-	121.86	121.86	-	(5.43)	(5.43)	-4%	128.0000	Nearest Whole Acre
19 and 19A	San Matera Condos - 1370 sq ft	58	-	116.79	116.79	-	122.45	122.45	-	(5.66)	(5.66)	-5%	44.0000	Nearest Whole Acre
19 and 19A	San Matera Condos - 1718-1730 sq ft	59	-	119.11	119.11	-	126.23	126.23	-	(7.12)	(7.12)	-6%	20.0000	Nearest Whole Acre
19 and 19A	San Matera Condos - 1818-1832 sq ft	60	-	119.80	119.80	-	127.36	127.36	-	(7.56)	(7.56)	-6%	16.0000	Nearest Whole Acre
19 and 19A	52434206230010000	80	-	1,278.67	1,278.67	-	1,327.81	1,327.81	-	(49.14)	(49.14)	-4%	1.0000	Per Parcel
19 and 19A	52434206230020000	81	-	575.25	575.25	-	597.36	597.36	-	(22.11)	(22.11)	-4%	1.0000	Per Parcel
19 and 19A	52434206230020010	82	-	1,549.56	1,549.56	-	1,609.11	1,609.11	-	(59.55)	(59.55)	-4%	1.0000	Per Parcel
19 and 19A	52434206230020020	83	-	1,158.57	1,158.57	-	1,203.10	1,203.10	-	(44.53)	(44.53)	-4%	1.0000	Per Parcel
19 and 19A	52434206230030000	84	-	1,576.56	1,576.56	-	1,637.15	1,637.15	-	(60.59)	(60.59)	-4%	1.0000	Per Parcel
19 and 19A	52434206230030010	85	-	2,250.34	2,250.34	-	2,336.83	2,336.83	-	(86.49)	(86.49)	-4%	1.0000	Per Parcel
19 and 19A	52434206230030020	86	-	1,506.78	1,506.78	-	1,564.68	1,564.68	-	(57.90)	(57.90)	-4%	1.0000	Per Parcel
19 and 19A	52434206230040000	87	-	866.65	866.65	-	899.96	899.96	-	(33.31)	(33.31)	-4%	1.0000	Per Parcel
19 and 19A	52434206230050000	88	-	128.69	128.69	-	133.64	133.64	-	(4.95)	(4.95)	-4%	1.0000	Per Parcel
19 and 19A	52434206230060000	89	-	750.76	750.76	-	779.60	779.60	-	(28.84)	(28.84)	-4%	1.0000	Per Parcel
19 and 19A	Landmark at the Gardens Condos	75	-	57.94	57.94	-	59.85	59.85	-	(1.91)	(1.91)	-3%	166.0000	Per Parcel
20	A	JS	-	602.55	602.55	-	561.67	561.67	-	40.88	40.88	7%	96.0000	Nearest Whole Acre
20	B	JT	-	451.91	451.91	-	421.26	421.26	-	30.65	30.65	7%	23.0000	Nearest Whole Acre
20	C	JU	-	301.28	301.28	-	280.84	280.84	-	20.44	20.44	7%	154.0000	Nearest Whole Acre
20	D	JV	-	150.64	150.64	-	140.42	140.42	-	10.22	10.22	7%	83.0000	Nearest Whole Acre
21	ALL NON EXEMPT PARCELS	JW	-	3,169.76	3,169.76	-	3,012.44	3,012.44	-	157.32	157.32	5%	303.0000	Nearest Whole Acre
23	ALL NON EXEMPT PARCELS	JX	-	635.72	635.72	-	517.31	517.31	-	118.41	118.41	23%	691.0000	Nearest Whole Acre
24 and 24A	ALL NON EXEMPT PARCELS	KJ	-	916.89	916.89	-	872.77	872.77	-	44.12	44.12	5%	438.0000	Nearest Whole Acre
27B	Condo units - tax per unit	ID	326.99	334.32	661.31	315.33	316.56	631.89	11.66	17.76	29.42	5%	265.0000	Nearest Whole Acre
27B	Townhomes	IE	353.99	270.78	624.77	341.37	256.39	597.76	12.62	14.39	27.01	5%	134.0000	Nearest Whole Acre
27B	Single Family - 40 ft lots	03	553.84	423.64	977.48	534.09	401.14	935.23	19.75	22.50	42.25	5%	60.0000	Nearest Whole Acre
27B	Single Family - 50 ft lots	04	692.30	529.56	1,221.86	667.61	501.42	1,169.03	24.69	28.14	52.83	5%	63.0000	Nearest Whole Acre
27B	Single Family - Preserve lots	05	830.78	635.49	1,466.27	801.16	601.73	1,402.89	29.62	33.76	63.38	5%	15.0000	Nearest Whole Acre
27B	Commercial	IG	1,264.39	1,497.91	2,762.30	1,219.31	1,418.34	2,637.65	45.08	79.57	124.65	5%	5.8784	Actual Acreage
29	ALL NON EXEMPT PARCELS	KC	-	825.73	825.73	-	784.58	784.58	-	41.15	41.15	5%	132.0000	Nearest Whole Acre
31	Commercial	I1	-	5,228.32	5,228.32	-	4,778.66	4,778.66	-	449.66	449.66	9%	2.0000	Nearest Whole Acre
31	GOLF COURSE 28/31	J9	-	499.45	499.45	-	456.49	456.49	-	42.96	42.96	9%	355.0000	Nearest Whole Acre
31	RESIDENTIAL 28/31	KG	-	763.04	763.04	-	697.41	697.41	-	65.63	65.63	9%	518.0000	Nearest Whole Acre
32	ALL NON EXEMPT PARCELS	KL	-	370.07	370.07	-	432.45	432.45	-	(62.38)	(62.38)	-14%	27.0000	Nearest Whole Acre
32 and 32A	ALL NON EXEMPT PARCELS	KM	-	638.61	638.61	-	616.23	616.23	-	22.38	22.38	4%	29.0000	Nearest Whole Acre
33	ALL NON EXEMPT PARCELS	KN	-	432.91	432.91	-	361.71	361.71	-	71.20	71.20	20%	79.0000	Nearest Whole Acre
34	PER CONDO	K7	-	1,196.43	1,196.43	-	1,192.11	1,192.11	-	4.32	4.32	0%	20.0000	Nearest Whole Acre
34	SINGLE FAM	KU	-	2,652.11	2,652.11	-	2,642.54	2,642.54	-	9.57	9.57	0%	73.0000	Nearest Whole Acre
38	ALL NON EXEMPT PARCELS	LL	-	865.12	865.12	-	864.35	864.35	-	0.77	0.77	0%	99.0000	Nearest Whole Acre
41	ALL NON EXEMPT PARCELS - No Debt	IW	-	225.84	225.84	-	214.81	214.81	-	11.03	11.03	5%	10.0000	Nearest Whole Acre
41	ALL NON EXEMPT PARCELS	LO	-	225.84	225.84	-	214.81	214.81	-	11.03	11.03	5%	29.0000	Nearest Whole Acre
43	SINGLE FAM	LQ	2,659.55	2,568.60	5,228.15	2,690.48	2,541.80	5,232.28	(30.93)	26.80	(4.13)	0%	83.4207	Actual Acreage
43	MULTI FAM	LR	1,606.50	3,982.14	5,588.64	1,625.19	3,940.60	5,565.79	(18.69)	41.54	22.85	0%	30.9283	Actual Acreage
43	SINGLE FAM OTHER	LS	1,996.22	1,977.27	3,973.49	2,019.44	1,956.64	3,976.08	(23.22)	20.63	(2.59)	0%	279.5652	Actual Acreage

1.18

Unit(s)	Description	Code	25/26 Tax Per Assessable Unit PROPOSED Debt	Maint	TOTAL	24/25 Tax Per Assessable Unit FINAL Debt	Maint	TOTAL	Incr / (Decr) Debt	Maint	TOTAL	%	Number of assessable units on tax roll	Definition of Assessable Unit
43	GOLF/PRIVATE	LT	1,008.00	998.41	2,006.41	1,019.72	988.00	2,007.72	(11.72)	10.41	(1.31)	0%	327.6779	Actual Acreage
43	COMMERCIAL	LW	4,697.04	6,211.49	10,908.53	4,751.67	6,146.69	10,898.36	(54.63)	64.80	10.17	0%	14.8688	Actual Acreage
43	CONDO	47	341.85	338.61	680.46	345.83	335.08	680.91	(3.98)	3.53	(0.45)	0%	32.0000	Nearest Whole Acre
44	GOLF COURSE	I6	1,408.15	394.96	1,803.11	1,419.28	385.77	1,805.05	(11.13)	9.19	(1.94)	0%	122.0000	Nearest Whole Acre
44	RES COTTAGES	I7	1,859.60	521.59	2,381.19	1,874.30	509.45	2,383.75	(14.70)	12.14	(2.56)	0%	24.0000	Nearest Whole Acre
44	SINGLE FAM RES	LV	6,101.60	1,711.40	7,813.00	6,149.84	1,671.58	7,821.42	(48.24)	39.82	(8.42)	0%	46.0000	Per Parcel
44	SINGLE FAM RES - DBL LOT	M4	12,203.20	3,422.80	15,626.00	12,299.68	3,343.16	15,642.84	(96.48)	79.64	(16.84)	0%	7.0000	Per Parcel
45	ALL NON EXEMPT PARCELS	IQ	838.25	1,585.52	2,423.77	837.78	1,511.76	2,349.54	0.47	73.76	74.23	3%	325.0000	Nearest Whole Acre
46	Sonoma Isles (fka Lakewood)	97	661.30	38.15	699.45	650.73	19.89	670.62	10.57	18.26	28.83	4%	275.0000	Nearest Whole Acre
46	Jupiter CC- Single Family Lots	61	1,111.67	131.03	1,242.70	1,093.91	68.32	1,162.23	17.76	62.71	80.47	7%	407.0000	Nearest Whole Acre
46	Jupiter CC-Multi Family Pod F Condos	74	1,091.38	128.64	1,220.02	1,073.94	67.07	1,141.01	17.44	61.57	79.01	7%	149.0000	Per Parcel
47	ALL NON EXEMPT PARCELS	M1	-	132.73	132.73	-	132.08	132.08	-	0.65	0.65	0%	484.0000	Nearest Whole Acre
49	Parcels East of Congress	M2	-	2,861.46	2,861.46	-	2,634.98	2,634.98	-	226.48	226.48	9%	30.8638	Actual Acreage
49	Parcels West of Congress	78	-	530.68	530.68	-	488.67	488.67	-	42.01	42.01	9%	36.8288	Actual Acreage
51	SINGLE FAM	90	-	670.69	670.69	-	655.00	655.00	-	15.69	15.69	2%	48.0000	Nearest Whole Acre
51	MULTI FAM	91	-	400.94	400.94	-	391.56	391.56	-	9.38	9.38	2%	30.0000	Nearest Whole Acre
53	Lots - Townhome residential	134	1,160.22	27.47	1,187.69	1,069.70	24.51	1,094.21	90.52	2.96	93.48	9%	576.0000	Nearest Whole Acre
53	Lots -SF residential - ZLL	128	1,548.43	36.66	1,585.09	1,427.62	32.72	1,460.34	120.81	3.94	124.75	9%	1,116.0000	Nearest Whole Acre
53	Lots -SF residential - traditional	130	1,648.90	39.04	1,687.94	1,520.25	34.84	1,555.09	128.65	4.20	132.85	9%	642.0000	Nearest Whole Acre

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Summary of Assessment Rate Increases Exceeding 10%

Unit(s)	Description	Code	25/26 Tax Per Assessable Unit PROPOSED			24/25 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	-	81.33	81.33	-	70.79	70.79	-	10.54	10.54	15%	929.0000	Nearest Whole Acre
4	ALL NON EXEMPT PARCELS	JD	-	79.35	79.35	-	70.71	70.71	-	8.64	8.64	12%	8,557.0000	Nearest Whole Acre
7	ALL NON EXEMPT PARCELS	JH	-	54.91	54.91	-	49.42	49.42	-	5.49	5.49	11%	2,796.0000	Nearest Whole Acre
23	ALL NON EXEMPT PARCELS	JX	-	635.72	635.72	-	517.31	517.31	-	118.41	118.41	23%	691.0000	Nearest Whole Acre
33	ALL NON EXEMPT PARCELS	KN	-	432.91	432.91	-	361.71	361.71	-	71.20	71.20	20%	79.0000	Nearest Whole Acre

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.

Unit	FY 2025 Assmt.	FY 2024 Assmt.	$ and % Increase
1 ALL NON EXEMPT PARCELS	$ 81.33	$ 70.79	$ 10.54 15%

Increases to Unit No. 1 Gramercy Park assessment are primarily attributable to a new proposed loan approximating $1,000,000 for the major multi-unit culvert repair project. 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.

Unit	FY 2025 Assmt.	FY 2024 Assmt.	$ and % Increase
4 ALL NON EXEMPT PARCELS	$ 79.33	$ 70.71	$ 8.62 12%

Increases to Unit No. 4 West of Villages of Palm assessments are primarily attributable to the addition of three new aerators at an estimated cost of approximately $25,250 each, and $20,000 for engineering for the F1 structure replacement. The budget also includes $350,000 for culvert work, but the funding for that work is primarily from a carryforward from the FY25 budget.

Unit	FY 2025 Assmt.	FY 2024 Assmt.	$ and % Increase
7 ALL NON EXEMPT PARCELS	$ 54.91	$ 49.42	$ 5.49 11%

The increases to Unit No. 7 Dyer Boulevard assessments are primarily attributable to a new proposed loan approximating $1,060,000 for the major multi-unit culvert repair project. 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.

Unit	FY 2025 Assmt.	FY 2024 Assmt.	$ and % Increase
23 ALL NON EXEMPT PARCELS	$ 635.72	$ 517.31	$ 118.41 23%

The increases to the Unit No. 23 The Shores assessment are attributable to culvert repairs, increased preserve maintenance work, a new vegetation reduction program, as well as increased legal fees related to easement issues and illegal dumping.

Unit	FY 2025 Assmt.	FY 2024 Assmt.	$ and % Increase
33 ALL NON EXEMPT PARCELS	$ 432.91	$ 361.71	$ 71.20 20%

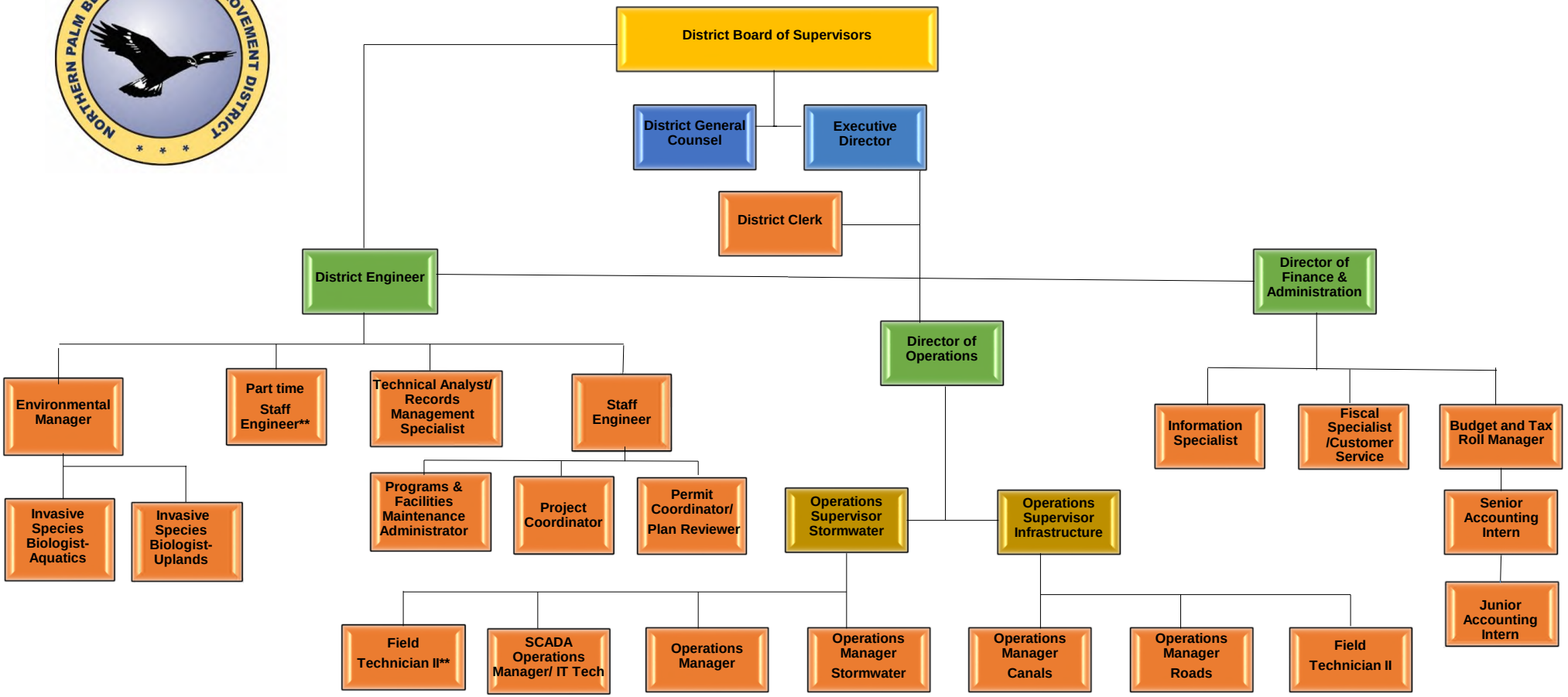
The increases to Unit No. 33 Cypress Cove assessments are primarily attributable to the introduction of a vegetation reduction program.

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NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
BUDGET CALENDAR
FISCAL YEAR 2026

Date	Activity
January 15, 2025	Distribute Budget Worksheet Packages and instructions to District Staff.
March 1, 2025	Budget Packages due to Budget Manager.
March 1 – May 23, 2025	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, 2025	Landowner/POA/HOA meetings scheduled to Review Draft Budget and Assessment Rates.
May 23, 2025	Presentation of Draft Budget to Board of Supervisors by Executive Director.
May 26, 2025	First Release by Property Appraiser of 2025 Tax Roll data for NAV Assessment Roll.
May 27 – June 5, 2025	Analysis of changes in NAV Assessment Roll.
June 25, 2025	Presentation of FY 2026 TRIM Budget and Assessments Rates for approval by Board of Supervisors.
July 15, 2025	Deadline for submittal of FY 2026 TRIM Budget Assessments to Palm Beach County Property Appraiser and ISS.
July 22, 2025	Deadline for verification of the Assessment Roll for TRIM notices, and mailing of Chapter 197 notices for new assessments.
August 27, 2025	Public Hearing and Board of Supervisors Meeting for Final Certification of Assessment Roll and FY 2026 Budget.
September 15, 2025	Deadline for Certification of Final NAV Tax Roll to the Tax Collector.
October 1, 2025	Fiscal Year 2026 Approved Budget is implemented.

2026 NPBCID PROPOSED ORGANIZATIONAL CHART



**New Budgeted Positions

1.26

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 Statues 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. It's 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 I, 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.

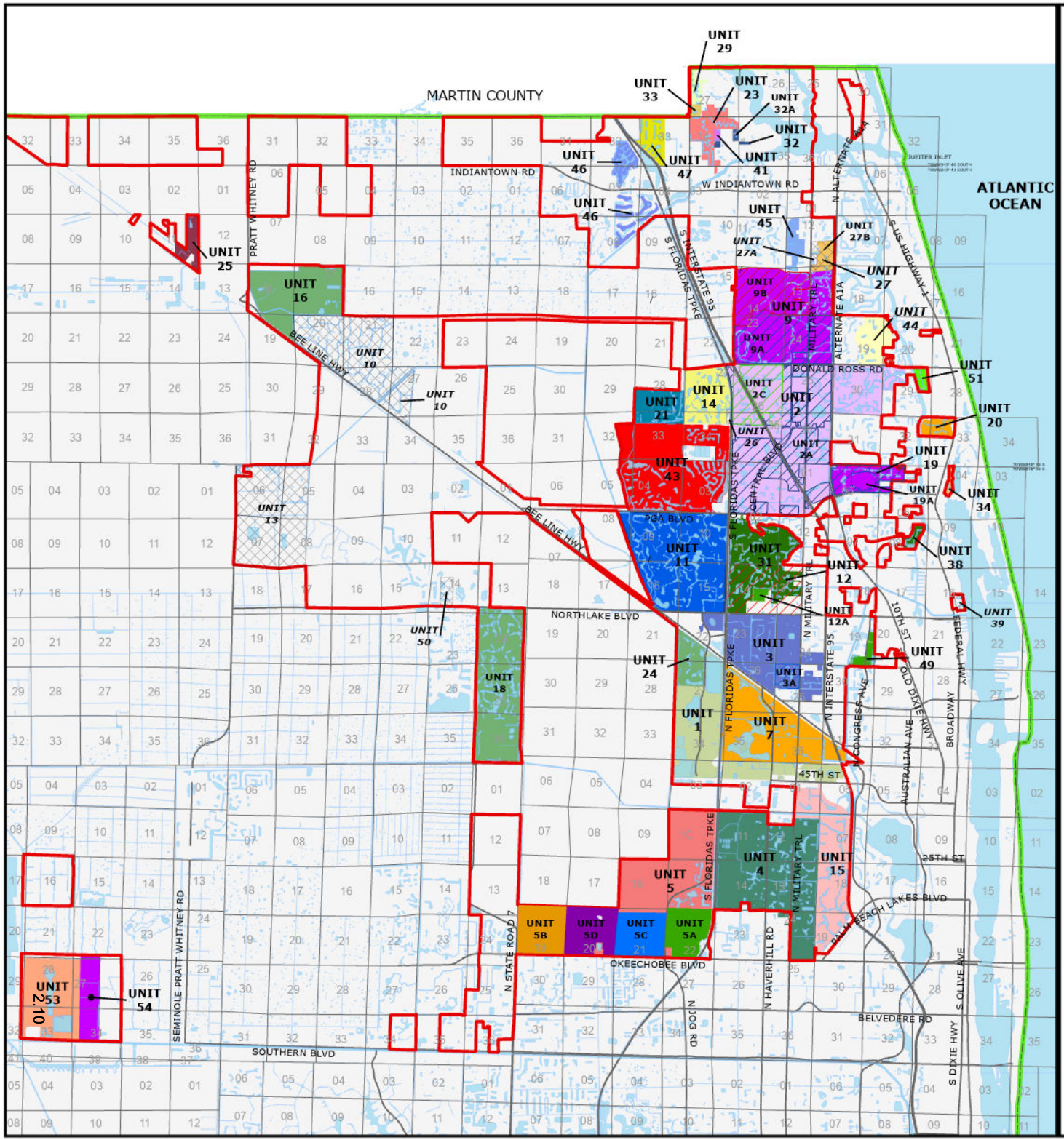
Northern adopts the Budget on a basis consistent with generally accepted accounting principles. All appropriations lapse at fiscal year end unless encumbered or specifically designated to be carried forward to the subsequent year.

Focusing on the Future

Five Year Maintenance and Capital Projects Plan
2025/2026 – 2029/2030

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
AUGUST 2024

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 BALLENISLES 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
- UNIT 54 ARTISTRY LAKES

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

0 0.5 1 2 3 4 Miles

MAP SOURCE: NPBCID GIS AND PALM BEACH COUNTY GIS
MAP CREATED BY: FLIPSIDEGEO ON 8/28/2024

N W E S

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. This project also affects and is funded by Units of Development No. 7 and 24.

2025/2026 Slip-line three 60" culvert pipes (U01C002) within the EPB-10 canal. Slip-lining is a trenchless technology utilized to restore pipe integrity and efficiency with minimal disruption and restoration. This project also affects and is funded by Units of Development No. 7 and 24.

2026/2027 Rehabilitation of Cheney Brothers Outfall Structure: This project consists of installation of a fixed weir with up to 3 operable gates, replacement or lining of pipes, and installation of a new RTU site. This project also affects and is funded by Units of Development No. 7 and 24.

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.

UNIT 2C – ALTON

2025/2026 Bond Improvements: All Plan of Improvement (POI) work associated with the design permitting and construction of remaining residential neighborhoods identified in the POI. POI work is mostly complete. Final review and closeout expected in 25/26 by District Engineer.

2025/2030 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.

2025/2030 Roadway Catch Basin and Cleaning: This project consists of cleaning and visual inspection of catch basins 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 Vegetation Reduction Mowing: This project consists of tree removal, tree trimming/pruning, vegetation reduction mowing and mulching, fire break maintenance, fence clearing, dense vegetation overgrowth, extra mowing cycles, habitat restoration and additional plantings, and/or other projects outside regular maintenance scope.

2025/2026 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.

2025/2026 Replace grass with artificial turf at dog park: This project is to replace the current grass with artificial turf designed for dog parks in the Alton Dog Park.

2026/2027 Remove and Replace Fencing around Playground: This project consists of replacing the existing four foot fence with a taller six foot fence for better access control.

UNIT 3 - HORSESHOE ACRES/SQUARE LAKE

2025/2030 Canal Maintenance and Debris Removal: This project consists of the removal of debris, sediment and vegetative material from within the canal channel and reshaping the bank slopes consistent with the typical design section.

2025/2026 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.

UNIT 3A - WOODBINE

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

2025/2026 Culvert Cleaning/Repair/Replacement: 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

2025/2026 F-1 Structure Replacement- Engineering Design and Construction Phase Services: This project consists of engineering design and construction oversight to replace the F-1 flashboard riser structure with a modern structure.

2025/2026 Culvert Repair/Replacement: This project consists of the construction of a replacement for the F-1 flashboard riser structure with a modern structure.

2025/2030 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.

2025/2026 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

2025/2026 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.

2025/2030 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.

2025/2030 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.

2026/2030 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

2026/2027 Pump Station Control Panel Replacements: This project consists of the replacement and upgrade of the control panels and electrical equipment at the pump station.

2026/2027 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.

2025/2026 Replace Fuel Tank at Pump Station: This project consists of replacing the belly fuel tank attached to the pump station generator with a new exterior fuel tank.

2025/2026 Fuel Polisher for Fuel Tank: 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.

2027/2029 Pump Replacement: This project consists of the removal and replacement of primary pumps within the Stormwater pump station.

UNIT 5C – RIVERWALK

2025/2030 Culvert Inspections/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 5D – ANDROS ISLE

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.

2027/2029 Pump Replacement: This project consists of the removal and replacement of primary pumps within the Storm water pump station.

UNIT 7 – DYER BOULEVARD

2025/2026 Rehabilitation of Cheney Brothers Outfall Structure: This project consists of installation of a fixed weir with up to 3 operable gates, replacement or lining of pipes, and installation of a new RTU site. This project also affects and is funded by Units of Development No. 1 and 24.

2025/2026 Slip-line three 60" culvert pipes (U01C002) within the EPB-10 canal. Slip-lining is a trenchless technology utilized to restore pipe integrity and efficiency with minimal disruption and restoration. This project also affects and is funded by Units of Development No. 1 and 24.

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. This project also affects and is funded by Units of Development No. 1 and 24.

UNIT 9 – ADMIRALS COVE WEST

2025/2030 Culvert Inspections/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

2025/2026 Lake Liner Restoration: This project consists of repairing the existing lake liner which prevents reclaimed irrigation water from seeping into the ground, based on the engineering evaluation.

2025/2026 Engineering Evaluation of Lake Liner and Design of Dry Detention Bridge #2: This project consists of the Engineering construction review of the lake liner repair project as well as design of the replacement for dry detention bridge #2 within the preserve.

2025/2030 Vegetation Reduction Mowing: This project consists of tree removal, tree trimming/pruning, vegetation reduction mowing and mulching, fire break maintenance, fence clearing, dense vegetation overgrowth, extra mowing cycles, habitat restoration and additional plantings, and/or other projects outside regular maintenance scope.

2026/2030 Potential replacement of trees in roads due to force majuere damage: This estimate is to replace trees in the road rights of way that are owned by Northern, but maintained by the Abacoa POA as part of a high-level maintenance agreement. Trees can be replaced by Northern if they are damaged due to a force majeure incident such as lightning, vehicle strike or natural disaster.

2029/2030 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.

2025/2030 Preserve Structures Repair and Replacement: This project consists of the replacement of the protective Gopher Tortoise fence within the Abacoa Greenway System as well as the construction of the replacement for the Dry Detention Bridge #2.

2025/2026 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

2025/2030 Vegetation Reduction Mowing: This project consists of tree removal, tree trimming/pruning, vegetation reduction mowing and mulching, fire break maintenance, fence clearing, dense vegetation overgrowth, extra mowing cycles, habitat restoration and additional plantings, and/or other projects outside regular maintenance scope.

2029/2030 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.

2025/2030 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

2027/2030 Replace Golf Tunnels at Ave of Champions & Tournament Blvd: This project consists of the repair and replacement of the golf cart tunnels under roadways.

2025/2026 Engineering Design: This project consists of multiple projects within Northern's road right-of-way including sidewalk restoration, pedestrian enhancements and miscellaneous projects.

2025/2026 Telemetry Maintenance: This project consists of Program Logic Controller and telemetry card maintenance and replacement.

2025/2026 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/or lost their reflective capabilities.

2025/2030 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.

2025/2030 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.

2025/2026 Install Driveway at Central Pump Station: This project consists of installing a paved entrance in lieu of dirt to the main door of the central pump station for increased stability / safety when cranes pull the pumps when repairs are needed.

2028/2030 Berm Restoration: This project consists of restoring the preserve berm in its entirety to bring the banks back to at least 3:1 slope.

2028/2030 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.

2026/2027 Medalist and Tournament Roadway Overlay: This project consists of the milling and asphalt overlay of Northern owned roadways.

2027/2029 Pump Replacement: This project consists of the removal and replacement of primary pumps within the Stormwater pump stations.

2027/2028 Generator Replacements: This project consists of the removal and replacement of three backup power supply generators which serve three storm water pump stations.

2026/2027 Pump Station Control Panel Replacements: This project consists of the replacement and upgrade of the control panels and electrical equipment at the central pump station.

2026/2027 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 central pump station.

UNIT 14 – EASTPOINTE

2025/2026 Catch Basin Inspection/Cleaning: This project consists of cleaning and visual inspection of catch basins either by diver or video camera to determine the internal condition of the pipe. Deficiencies are noted and repairs will be facilitated accordingly.

2029/2030 Generator Replacement: This project consists of the removal and replacement of the backup power supply generator which serves the Stormwater pump station.

2027/2029 Pump Replacement: This project consists of the removal and replacement of primary pumps within the Stormwater pump station.

2025/2026 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

2025/2026 Australian Pine Removal: The project consists of the cutting and stump grinding of invasive Australian Pines along the Brandywine Canal.

2025/2026 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.

2025/2026 Weir repair: This project consists of the repair of existing W-4 weir structure which is nearly 30 years old. This project involves the repair and renovation, while working within difficult access situations.

2025/2026 Culvert Inspection/Cleaning within the Links Golf Course: This project consists of cleaning and visual inspection of culverts within the Links Golf Course either by diver or video camera to determine the internal condition

of the pipe. Deficiencies are noted and repairs will be facilitated accordingly. The golf course will be under renovation at the time and will facilitate culvert inspections/cleaning with minimal disruption.

2025/2026 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 as well as electrical improvements and reconfiguration for existing units.

UNIT 16 – PALM BEACH PARK OF COMMERCE

2025/2026 Engineering Design: This project consists of multiple projects within Northern's road right-of-way including pavement resurfacing, surveying and drainage enhancements.

2025/2027 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.

2025/2027 Internal Roadway Overlay: This project consists of the milling and asphalt overlay of Northern owned roadways within the Unit.

2025/2026 Drainage Improvements: This project consists of general drainage improvements and enhancements within the unit as a result of engineering evaluations.

2025/2026 Internal Roadway Overlay: This project consists of the milling and asphalt overlay of Northern owned roadways within the Unit.

2025/2026 Roadway, Sidewalk and Sign Repairs: This project consists of miscellaneous repairs of existing roadways and 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/or lost their reflective capabilities.

UNIT 18 - IBIS GOLF & COUNTRY CLUB

2025/2026 Alum Application and Monitoring Project: During the prior three years, Northern applied 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. Ongoing water quality monitoring within those lakes is required per the agreement.

2025/2026 Pump Station Discharge Piping Replacement: This project consists of the replacement of steel discharge piping from the pump station including pump connections and flap gates.

2029/2030 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.

2025/2026 Culvert Inspections/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.

2028/2030 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.

2026/2030 Pump Replacement: This project consists of the removal and replacement of primary pumps within the Storm water pump station.

2025/2026 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.

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UNIT 19 – REGIONAL CENTER

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.

2025/2026 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.

2029/2030 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.

2025/2026 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

2025/2028 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.

UNIT 21 – OLD MARSH

2025/2026 Culvert Inspections/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 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 23 – THE SHORES

2025/2026 Culvert Inspections/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 Vegetation Reduction Mowing: This project consists of tree removal, tree trimming/pruning, vegetation reduction mowing and mulching, fire break maintenance, fence clearing, dense vegetation overgrowth, extra mowing cycles, habitat restoration and additional plantings, and/or other projects outside regular maintenance scope.

UNIT 24 – IRON HORSE

2025/2028 Culvert Repairs: This project includes the repair or excavation and replacement of a corrugated metal pipe that connects two lakes within the golf course.

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. This project also affects and is funded by Units of Development No. 1 and 7.

2025/2026 Slipline three 60" culvert pipes (U01C002) within the EPB-10 canal. Slip-lining is a trenchless technology utilized to restore pipe integrity and efficiency with minimal disruption and restoration. This project also affects and is funded by Units of Development No. 1 and 7.

2026/2027 Rehabilitation of Cheney Brothers Outfall Structure: This project consists of installation of a fixed weir with up to 3 operable gates, replacement or lining of pipes, and installation of a new RTU site. This project also affects and is funded by Units of Development No. 1 and 7.

2027/2029 Pump Replacement: This project consists of the removal and replacement of primary pumps within the Stormwater pump station.

UNIT 27B – BOTANICA

2025/2030 Vegetation Reduction Mowing: This project consists of vegetation reduction mowing to reduce underbrush and potential fire hazard within the preserve areas.

2028/2030 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.

2026/2030 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

2025/2030 Vegetation Reduction Mowing: This project consists of vegetation reduction mowing to reduce underbrush and potential fire hazard within the preserve areas.

2025/2030 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

2025/2026 Engineering Design West Side Pathway along BallenIsles Drive: This project consists of engineering to design a pathway along the west side of BallenIsles Drive. Currently there is only a pathway along the east side.

2025/2026 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.

2026/2030 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.

2025/2026 Irrigation Pump Stations- upgrade technology: This project consists of replacing outdated irrigation equipment with newer technology.

2025/2030 Aerators: This project consists of the installation of new Aerators (six in 2025/2026) as requested by the Unit and in accordance with Northern's established Aerator Program.

UNIT 34 – HIDDEN KEY

2026/2027 Engineering Study of Swales: This project consists of an engineering study to evaluate the existing swales and road drainage and make a recommendation as to how to proceed with potentially fixing road drainage.

2025/2030 Road and Sidewalk Repairs: This project consists of miscellaneous repairs of existing roadway and sidewalks.

2025/2030 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.

2025/2026 New Plantings at Entry Way: This project consists of new hedges in areas that are owned and maintained by Northern.

UNIT 38 – HARBOUR ISLES

2025/2030 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.

2025/2026 Culvert Repair, Cleaning and Oyster Removal: This project consists of cleaning, removal of oysters within the pipe 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 41- MYSTIC COVE

2025/2026 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.

UNIT 43 – MIRASOL

2025/2030 Vegetation Reduction Mowing: This project consists of vegetation reduction mowing to reduce underbrush and potential fire hazard within the preserve areas.

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

2026/2030 Culvert Inspection/Cleaning/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.

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.

2028/2030 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.

2028/2029 Generator Replacement: This project consists of the removal and replacement of the backup power supply generator which serves the Stormwater pump station.

2027/2029 Pump Replacement: This project consists of the removal and replacement of primary pumps within the Stormwater pump station.

UNIT 44 – THE BEAR'S CLUB

2025/2030 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.

2025/2030 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

2025/2030 Vegetation Reduction Mowing: This project consists of vegetation reduction mowing to reduce underbrush and potential fire hazard within the preserve areas.

2025/2030 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.

2025/2026 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.

2025/2026 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

2025/2026 Engineering, Inspection and Tunnel Repairs: This project consists of an engineer review and inspection of the golf cart tunnel under Indiantown Road and any concrete resurfacing and repair of spalling of reinforcing steel within the tunnel, as a result of the inspection.

2028/2029 Tunnel Repairs: This project consists of repairs/ renovation to the golf cart tunnel under Indiantown Road.

UNIT 47 JUPITER ISLES

2025/2026 Telemetry Maintenance: This project consists of Program Logic Controller and telemetry card maintenance and replacement.

2025/2030 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 49 – NORTHERN PALM BEACH COUNTY BUSINESS PARK

2025/2030 Vegetation Reduction Mowing: This project consists of vegetation reduction mowing to reduce underbrush and potential fire hazard within the preserve areas.

2025/2030 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

2028/2030 Bridge Repairs: This project consists of concrete resurfacing and repair of spalling of reinforcing steel within the bridge.

UNIT 53 – ARDEN

2025/2026 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. Final infrastructure in pods and final linear park improvements to be completed.

2025/2030 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

2025/2026 Replace Irrigation Clock and Pipes: This project consists of the replacement of the existing irrigation clock and irrigation pipes in the common area around 357 and 359 Hiatt Drive.

2029/2030 New Plantings: This project consists of new plantings around the shared parking lot.

2025/2028 Parking Lot Maintenance: This project consists of replacing asphalt and/curbs in the shared parking lot due to root intrusion.

2026/2027 Parking Lot Mill and Resurface: This project consists of milling the old surface and replacing with new asphalt in the shared parking lot with 357 and 359 Hiatt Drive.

GENERAL FUND

2025/2030 Computer Upgrades and Replacements: Replacement of computer equipment as needed.

2025/2026 EOC A/C Chiller Floor Epoxy, Elevator Button Upgrade, Painting, Misc. Repairs and Services: These projects consist of repairs and upgrades to existing EOC building facilities.

2025/2030 Emergency Backup Water Tank Cleaning: This project consists of the draining, cleaning and refilling of the emergency water supply tank used to run the air conditioning and provide drinking water in the event of a water outage. This project is completed every other year.

2025/2026 EOC Office Renovations: This project consists of renovating office space as needed for staffing needs.

2026/2027 EOC Flooring Replacement: This project consists of replacing the vinyl flooring in the Kitchen, Break Room and Electrical Rooms with tile flooring in the EOC Building. Tile will wear better and last longer.

2025/2026 EOC Fuel Management System Replacement: This project consists of replacement of the fuel management system that dispenses and tracks fuel usage by District Vehicles. The current system is almost twenty years old.

2025/2030 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 *Debt Projects*	Year 2025/2026 $	Year 2026/2027 $	Year 2027/2028 $	Year 2028/2029 $	Year 2029/2030 $
1	**Gramercy Park**					
	Engineering for Repair of Outfall Structure (Shared cost with Unit 1, 7 and 24)	*$59,688*				
	Slipline three 60" culverts (Shared cost with Unit 1, 7 and 24)	*$88,440*				
	Repair and rehabilitation of Outfall Structure (Shared cost with Unit 1, 7 and 24)		*$828,997*			
2	**Frenchman's Creek**					
	1 New Aerator	$25,250				
2A	**MacArthur Overlay**					
2C	**Alton**					
	Bond/ Landowner Funded Improvements	*$250,000*				
	Culvert Inspections/Cleaning	$100,000	$100,000	$30,000	$30,000	$30,000
	Roadway Catch Basin Cleaning and Inspection	$200,000	$100,000	$30,000	$30,000	$30,000
	Vegetation Reduction within Preserves	$20,000				
	1 New Aerator	$25,250				
	Remove and replace existing 4' fence around playground with a 6' fence		$75,000			
	Replace Grass with Artificial Turf at Dog Park + Park Improvements	$261,000				
3	**Horseshoe Acres/Square Lake**					
	Canal Maintenance and Debris Removal	$50,000	$50,000	$50,000	$50,000	$50,000
	2 New Aerators	$50,500				
3A	**Woodbine**					
	Road Overlay			*$1,200,000*		
	Culvert Inspections/Cleaning	$100,000	$30,000	$30,000	$30,000	$75,000
	2 New Aerators	$50,500				
4	**West Of Villages Of Palm Beach Lakes**					
	F-1 Structure Replacement- Engineering	$20,000				
	Culvert Repair/Replacement	$350,000	$50,000	$50,000	$50,000	$50,000
	3 New Aerators	$75,750				
5	**Henry Rolf**					
5A	**Vista Center Of Palm Beach**					
	5 Lake Interconnect Culvert Rehabilitations (Finance	*$1,500,000*				
	Culvert Cleaning and Restoration (Funds On Hand P	$350,000	$500,000	$500,000	$500,000	$500,000
	Roadway Catch Basin Cleaning and Inspection	$225,000	$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		$20,000			

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

Unit No.	Maintenance Projects *Debt Projects*	Year 2025/2026 $	Year 2026/2027 $	Year 2027/2028 $	Year 2028/2029 $	Year 2029/2030 $
	Replace Fuel Tank at Pump Station	$60,000				
	Fuel Polisher for fuel tank	$35,000				
	Pump Replacement			$100,000	$100,000	
5C	**Riverwalk**					
	Culvert Inspections/Cleaning	$15,000	$20,000	$100,000	$20,000	$20,000
5D	**Andros Isle**					
	Replace Pump Station Control Panel	*$350,000*				
	Pump Replacement			$100,000	$100,000	
7	**Dyer Boulevard**					
	Engineering for Repair of Outfall Structure (Shared cost with Unit 1, 7 and 24)	*$63,254*				
	Slipline three 60" culverts (Shared cost with Unit 1, 7 and 24)	*$93,700*				
	Repair and rehabilitation of Outfall Structure (Shared cost with Unit 1, 7 and 24)		*$878,524*			
9	**Admirals Cove West**					
	Culvert Inspections/Cleaning	$20,000	$20,000	$100,000	$20,000	$20,000
9A	**Abacoa I**					
	Potential lake liner repairs	$800,000				
	Engineering of Lake Liner Repairs and Replacing Dry Detention Bridge #2	$125,000				
	Vegetation Reduction Mowing	$15,000	$15,000	$15,000	$15,000	$15,000
	Potential replacement of trees in roads due to force majuere damage		$10,000	$10,000	$10,000	$10,000
	Culvert Inspections/Cleaning					$50,000
	Preserve Structures - Fence Repair and Replacement of Dry Detention Bridge #2	$250,000	$150,000	$150,000	$150,000	$150,000
	3 New Aerators	$75,750				
9B	**Abacoa II**					
	Vegetation Reduction Mowing	$15,000	$15,000	$15,000	$15,000	$15,000
	Culvert Inspections/Cleaning					$20,000
	Preserve Structures - Repair and Replacement	$150,000	$150,000	$150,000	$150,000	$150,000
	Renovation and upgrade of ADA Preserve Trails	$290,000				
	1 New Aerator	$25,250				
11	**Pga National**					
	Replace Golf Tunnels Ave of Champions & Tournament Blvd			*$4,000,000*	*$4,000,000*	*$4,000,000*
	Engineering Design Of Multiple Projects	$35,000				
	Telemetry Upgrade/ Enhancement	$30,000				
	Sidewalk and Sign Repairs	$150,000				

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

Unit No.	Maintenance Projects *Debt Projects*	Year 2025/2026 $	Year 2026/2027 $	Year 2027/2028 $	Year 2028/2029 $	Year 2029/2030 $
	Lake Interconnect Culvert Rehabilitation	$100,000	$100,000	$100,000	$100,000	$100,000
	Catch Basins Inspections and Cleaning	$100,000	$100,000	$100,000	$100,000	$100,000
	Install Driveway at Central Pump Station	$26,000				
	Berm Restoration				$1,000,000	$1,000,000
	Add on of an Additional Pump at PGA North Pump Station				$550,000	$550,000
	Medalist and Tournament Overlay Project		$500,000			
	Pump Replacement			$100,000	$100,000	
	3 New Aerators	$75,750				
	Generator Replacements (3)			$450,000		
	Replace Pump Station Control Panel		$325,000			
	Engineering for Pump Station Control Panel Replacement		$20,000			
12	**Highland Pines**					
12A	**Gardens Hunt Club**					
14	**Eastpointe**					
	Generator Replacement					$225,000
	Pump Replacement			$100,000	$100,000	
	2 New Aerators	$50,500				
	Catch Basin Inspection/Cleaning	$60,000				$60,000
15	**Villages Of Palm Beach Lakes**					
	Australian Pine removal	$100,000				
	Weir W3&W4 Repairs	*$500,000*				
	Culvert Inspections/Cleaning Golf Course- Links course	$300,000				
	BioNest Biological Weed Control	$20,000				
	3 New Aerators	$75,750				
16	**Palm Beach Park Of Commerce**					
	Engineering Design Of Multiple Projects	$50,000				
	Roadway Catch Basin Cleaning and Inspection	$100,000	$100,000			
	Culvert Inspections/Cleaning	$100,000	$150,000			
	Drainage Improvements	$280,000				
	Internal Roadway Maintenance and Overlay	$845,000				
	Roadway and Sidewalk Maintenance and Sign Repairs	$150,000				
18	**Ibis Golf & Country Club**					
	Alum Application Treatment Project/ Monitoring	$80,004				
	Pump Station Flap Gates and Discharge Pipe Replacements	$230,000				
	Catch Basin Inspection/Cleaning					$50,000
	Culvert Inspections/Cleaning	$60,000				
	Generator Replacement	$140,000				

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

Unit No.	Maintenance Projects *Debt Projects*	Year 2025/2026 $	Year 2026/2027 $	Year 2027/2028 $	Year 2028/2029 $	Year 2029/2030 $
	Add on of an Additional Pump at Ibis Intermediate Station				$550,000	$550,000
	Pump Replacement		$100,000	$100,000	$100,000	$100,000
	Fuel Polisher for fuel tank	$35,000				
19	**Regional Center**					
	Lake Interconnect Culvert Rehabilitation		$100,000			
	Catch Basin Inspection/Cleaning	$50,000				$50,000
	4 New Aerators	$101,000				
19A	**Irrigation**					
	Irrigation System Upgrade	$15,000	$50,000	$50,000		
20	**Juno Isles**					
21	**Old Marsh**					
	Culvert Cleaning/Inspection	$50,000				$50,000
	Fuel Polisher for fuel tank	$35,000				
23	**The Shores**					
	Culvert Cleaning/Inspection	$100,000				
	Vegetation Reduction Mowing	$20,000				
24	**Ironhorse**					
	Culvert Repairs	$30,000		$200,000		
	Engineering for Repair of Outfall Structure (Shared cost with Unit 1, 7 and 24)	*$12,058*				
	Slipline three 60" culverts (Shared cost with Unit 1, 7 and 24)	*$17,860*				
	Pump Replacement			$100,000	$100,000	
	Repair and rehabilitation of Outfall Structure (Shared cost with Unit 1, 7 and 24)		*$167,479*			
27B	**Botanica**					
	Vegetation Reduction Mowing	$15,000	$15,000	$15,000	$15,000	$15,000
	Culvert Repair and Cleaning				$100,000	$100,000
	Preserve Structures - Repair and Replacement		$10,000	$10,000	$10,000	$10,000
29	**North Fork Development**					
	Vegetation Reduction Mowing	$10,000	$10,000	$10,000	$10,000	$10,000
	Culvert Repairs	$20,000	$20,000	$20,000	$20,000	$20,000
31	**BallenIsles Country Club**					
	Engineering to Design West Side Pathway along BallenIsles Drive	$150,000				
	Culvert Repair and Cleaning	$100,000				
	Catch Basin Cleaning		$40,000	$40,000	$40,000	$100,000
	Irrigation Pump Stations- upgrade technology	$130,000			$100,000	$100,000
	New Aerators	$151,500	$150,000	$150,000	$150,000	$150,000
32	**Roebuck Road**					

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

Unit No.	Maintenance Projects *Debt Projects*	Year 2025/2026 $	Year 2026/2027 $	Year 2027/2028 $	Year 2028/2029 $	Year 2029/2030 $
32A	**Palm Cove**					
	Culvert Inspection/Cleaning					$10,000
33	**Cypress Cove**					
	Vegetation Reduction Mowing	$10,000				
34	**Hidden Key**					
	Engineering Study to Evaluate Swales and Road Drainage		$30,000			
	Gate/ Lighting / Camera Repairs	$10,000				
	Road and Sidewalk Repairs	$22,000	$20,000	$20,000	$20,000	$20,000
	Catch Basin Cleaning	$15,000	$30,000	$30,000	$30,000	$30,000
	New Plantings at Entry Way			$5,000		$5,000
38	**Harbour Isles**					
	Catch Basin Cleaning	$20,000	$20,000	$20,000	$20,000	$100,000
	Culvert Inspection/Cleaning/ Oyster Removal	$25,000				
41	**Mystic Cove**					
	Culvert Inspection/Cleaning	$5,000				$10,000
43	**Mirasol**					
	Vegetation Reduction Mowing	$30,000	$30,000	$30,000	$30,000	$30,000
	Telemetry Upgrade/ Enhancement	$30,000				
	Culvert Inspections/Cleaning Repairs		$500,000	$500,000	$100,000	$100,000
	Upgrade Master Irrigation System		$100,000	$100,000		
	Replace Pump Station Control Panel				$600,000	$600,000
	Generator Replacement				$240,000	
	Pump Replacement			$100,000	$100,000	
44	**The Bear's Club**					
	Culvert Inspections	$20,000	$20,000	$20,000	$30,000	$30,000
	Catch Basin Cleaning	$20,000	$20,000	$20,000	$30,000	$30,000
45	**Paseos**					
	Vegetation Reduction Mowing	$20,000	$20,000	$20,000	$20,000	$20,000
	Tree Damage Mitigation- Sidewalks and Curbs	$190,000	$200,000	$200,000	$200,000	$200,000
	Catch Basins Repair and Cleaning	$30,000				
	Preserve Structures - Repair and Replacement	$20,000				
46	**Jupiter Country Club**					
	Engineering - Tunnel Inspection	$5,000				
	Tunnel Repairs	$40,000			$150,000	$150,000
47	**Jupiter Isles**					
	Telemetry Upgrade/ Enhancement	$15,000				
	Catch Basin Cleaning	$75,000	$50,000	$50,000	$50,000	$50,000
49	**Northern Palm Beach County Business Park**					

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

Unit No.	Maintenance Projects *Debt Projects*	Year 2025/2026 $	Year 2026/2027 $	Year 2027/2028 $	Year 2028/2029 $	Year 2029/2030 $
	Vegetation Reduction Mowing	$20,000	$20,000	$20,000	$20,000	$20,000
	Lake Interconnect Repairs/Inspections	$25,000	$25,000	$25,000	$25,000	$25,000
51	**Frenchman's Harbor**					
	Bridge Repair/Replacement				$100,000	$100,000
53	**Arden (Fka. Highland Dunes)**					
	Bond/ Landowner Funded Improvements	*$1,000,000*				
	Culvert Inspections	$25,000	$25,000	$25,000	$25,000	$25,000
	Common Area					
	New Plantings and Paint Front Sign					$20,000
	Replace Irrigation Clock and Irrigation Pipes	$30,000				
	Parking Lot Maintenance	$20,000		$100,000		
	General Fund					
	Computer Upgrades and Replacements	$2,500	$5,000	$5,000	$50,000	$10,000
	EOC Emergency Backup Water Tank Cleaning	$10,000		$10,000		$10,000
	EOC A/C Chiller Floor Epoxy, Elevator Button Upgrade, Painting, Misc. Repairs and Services	$70,000				
	Replace Vinyl Flooring in Kitchen, Break Room & Electrical Rooms in EOC Building with Tile		$10,000			
	EOC Office Renovations	$25,000				
	Computer Upgrades and Replacements	$3,000	$3,000	$3,000	$3,000	$3,000
	EOC Fuel Management System Replacement	$20,000				
	Vehicle Purchase/Replacement	$230,000	$110,000	$100,000	$100,000	$100,000
	TOTAL MAINTENANCE PROJECTS	**$9,032,254**	**$5,008,000**	**$4,728,000**	**$6,708,000**	**$6,573,000**
	TOTAL BOND/LOAN PROJECTS	**$3,935,000**	**$1,875,000**	**$5,200,000**	**$4,000,000**	**$4,000,000**
	TOTAL COMBINED PROJECTS	**$12,967,254**	**$6,883,000**	**$9,928,000**	**$10,708,000**	**$10,573,000**

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NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
BUDGET
FISCAL YEAR 2026

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	2028	Popular
Seat 5	Matthew J. Boykin	2028	Popular

	Budget FY 2023	Budget FY 2024	Budget FY 2025	Budget FY 2026
Total Budget	$39,499,544	$42,392,288	$44,986,590	$46,914,576
Percent Change		7.3% Increase	6.1% Increase	4.3% Increase

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
BUDGET
FISCAL YEAR 2026

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 2023**	**Budget FY 2024**	**Budget FY 2025**	**Budget FY 2026**
Executive Director	1	1	1	1
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	0	1	1	0
Total	7	8	8	7

	Budget FY 2023	**Budget FY 2024**	**Budget FY 2025**	**Budget FY 2026**
Administrative Budget	$1,879,010	$2,013,165	$2,069,710	$2,207,887
Percent Change		7.1% Increase	2.8% Increase	6.7% Increase

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
BUDGET
FISCAL YEAR 2026

Department of Engineering, Environmental and Operations

The goal of the Department of Engineering, Environmental 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; to maintain preserve and marsh areas and to provide efficient infrastructure for the District.

The Department of Engineering, Environmental 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.

Authorized Positions	**Budget FY 2023**	**Budget FY 2024**	**Budget FY 2025**	**Budget FY 2026**
District Engineer	0	1	1	1
Staff Engineer	1	0	1	1
Part Time Staff Engineer	0	0	0	1
Programs & Facilities Maint. Admin.	1	1	1	1
Technical Analyst/ Records Mgmt	0	1	1	1
Project Coordinator	1	1	1	1
Permit Coordinator/Plan Reviewer	1	1	1	1
Environmental Manager	0	1	1	1
Assoc. Biologist/ Invasive Species Biologist	1	1	1	2
Staff Biologist	1	1	1	0
Director of Operations	1	1	1	1
Operations Supervisor	1	2	2	2
Operations Manager	6	4	4	5
Field Technician II	1	2	3	2
Full-time Records & IS Specialist	2	1	1	1
Total	17	18	20	21

	Budget FY 2023	**Budget FY 2024**	**Budget FY 2025**	**Budget FY 2026**
Operations Budget	$3,053,605	$3,375,438	$3,851,456	$3,628,685
Percent Change		10.5% Increase	14.1% Increase	5.8% Decrease

GENERAL FUND

Fund Name: **ADMINISTRATION**

	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
REVENUES					
Other					
36000 MISCELLANEOUS REVENUE	4,710	-	4,233	-	-
36002 MISC REV - INS CLAIMS	-	-	48,657	-	-
36110 INTEREST EARNINGS	18,283	-	14,185	-	-
36400 DISPOSITION OF FIXED ASSETS	569	-	-	-	-
38110 ADMINISTRAT TRANSFER IN	1,884,873	2,069,710	1,732,775	2,207,887	2,279,865
	1,908,435	2,069,710	1,799,850	2,207,887	2,279,865
TOTAL REVENUES	**1,908,435**	**2,069,710**	**1,799,850**	**2,207,887**	**2,279,865**
EXPENSES					
Personnel Services					
51201 ADM/OPS SALARIES	723,902	776,226	641,356	804,376	836,551
51202 COMP ABSENCES PAYOUTS	11,694	7,000	4,193	37,300	37,300
52100 FICA TAXES	43,302	48,560	37,996	50,305	51,311
52101 MEDICARE EXPENSE	10,636	11,357	9,346	11,765	12,000
52200 RETIREMENT CONTRIBUTIONS	125,483	139,721	112,962	151,502	151,032
52301 LIFE INSURANCE	2,509	3,646	2,483	2,606	2,763
52302 HEALTH INSURANCE	84,306	108,448	88,436	100,586	106,621
52303 DISABILITY INSURANCE	8,043	9,163	7,662	9,144	9,692
52304 DENTAL INSURANCE	2,832	3,159	2,826	2,869	3,041
52401 WORKERS COMPENSATION INS	4,721	5,643	7,629	6,207	6,580
53410 SUPERVISORS EXPENSES	35,000	37,000	35,000	35,000	35,000
	1,052,428	1,149,923	949,889	1,211,660	1,251,891
Contractual Services					
53101 ENGINEERING FEES	1,901	26,000	35,657	35,000	35,000
53105 ENGINEERING-NPDES	13,750	13,750	13,750	13,750	13,750
53109 LEGAL SERVICES	121,269	90,000	105,530	110,000	110,000
53116 IT SERVICES	74,480	85,000	89,945	85,632	85,632
53118 OTHER PROFESSIONAL SVCS	200	-	-	-	-
53406 SECURITY SERVICES	7,536	7,910	7,558	7,800	7,800
53408 JANITORIAL	22,820	23,499	23,432	23,499	23,499
53409 MOWING AND LANDSCAPING	45,478	57,624	47,316	55,976	55,976
54901 PBC ISS/PA TAX ROLL PREP FEE	10,241	6,922	2,687	6,922	6,922
	297,675	310,705	325,875	338,579	338,579
Insurance					
54501 INSURANCE-GENERAL	381,956	432,407	423,253	470,142	498,351
54502 INSURANCE AUTO	1,581	1,724	1,613	1,932	2,048
	383,537	434,131	424,866	472,074	500,399
Utilities					
54101 TELEPHONE	32,144	20,208	20,727	25,176	25,176
54102 MOBILE COMMUNICATIONS	4,468	4,298	4,706	5,000	5,000
54104 INTERNET	3,954	5,700	5,752	5,700	5,700
54105 CABLE TV	2,949	2,100	2,043	2,500	2,500
54301 ELECTRICITY	21,748	29,280	13,219	30,744	31,666

GENERAL FUND

Fund Name: **ADMINISTRATION**

	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
	65,263	61,586	46,447	69,120	70,042
Supplies & Materials					
54201 POSTAGE	1,072	1,400	1,139	1,610	1,610
54701 PRINTING	462	1,000	1,182	750	750
54801 PUBLIC INFORMATION	24,184	30,000	30,632	37,100	37,100
54905 LEGAL ADS	4,367	6,500	6,374	7,000	7,000
55101 OFFICE SUPPLIES	3,998	9,900	2,987	6,000	6,000
55206 MISCELLANEOUS SUPPLIES	-	-	20	-	-
55209 MISC OFFICE EXPENSE	16,426	17,600	14,105	19,000	19,000
	50,509	66,400	56,439	71,460	71,460
Business & Travel					
54001 TRAVEL	2,340	7,650	4,483	5,600	5,600
54002 PERSONAL VEHICLE USE	284	200	171	250	250
55401 SEMINARS/EDUCATIONAL	6,292	8,200	6,194	11,565	11,565
55402 MEMBERSHIPS	16,776	20,515	18,404	22,679	22,679
	25,692	36,565	29,252	40,094	40,094
Repairs & Maintenance					
54603 REPAIR & MAINT-VEHICLES	-	-	61	-	-
54605 REPAIR & MAINT-OFF EQMT	2,269	2,400	2,000	2,400	2,400
	2,269	2,400	2,061	2,400	2,400
Capital Outlay					
56401 MACHINERY & EQUIPMENT	11,242	8,000	14,600	2,500	5,000
	11,242	8,000	14,600	2,500	5,000
Other					
99999 Add'l cash required/(available) for budget	19,820	-	-	-	-
	19,820	-	-	-	-
TOTAL EXPENSES	**1,908,435**	**2,069,710**	**1,849,429**	**2,207,887**	**2,279,865**

Fund Name: **OPERATIONS**

	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
REVENUES					
Other					
36002 MISC REV - INS CLAIMS	46,118	-	-	-	-
36110 INTEREST EARNINGS	19,262	-	15,825	-	-
36400 DISPOSITION OF FIXED ASSETS	25,100	-	19,700	-	-
38111 OPERATIONS TRANSFER IN	2,916,997	3,531,456	2,790,234	3,628,685	3,466,600
	3,007,477	3,531,456	2,825,759	3,628,685	3,466,600
TOTAL REVENUES	**3,007,477**	**3,531,456**	**2,825,759**	**3,628,685**	**3,466,600**
EXPENSES					
Personnel Services					

GENERAL FUND

Fund Name: **OPERATIONS**

	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
51201 ADM/OPS SALARIES	1,679,564	1,895,150	1,526,142	1,996,358	2,036,285
51202 COMP ABSENCES PAYOUTS	32,378	70,000	101,199	35,000	35,700
52100 FICA TAXES	105,528	121,839	100,324	128,114	130,676
52101 MEDICARE EXPENSE	24,884	28,495	23,645	29,962	30,561
52200 RETIREMENT CONTRIBUTIONS	298,735	353,727	271,549	365,644	372,957
52301 LIFE INSURANCE	8,640	11,307	8,935	10,425	11,050
52302 HEALTH INSURANCE	217,801	266,710	228,672	325,328	344,848
52303 DISABILITY INSURANCE	8,043	7,887	7,662	9,144	9,692
52304 DENTAL INSURANCE	9,889	9,532	10,085	11,476	12,165
52401 WORKERS COMPENSATION INS	23,870	27,212	27,595	29,933	31,729
	2,409,332	2,791,859	2,305,808	2,941,384	3,015,663
Insurance					
54502 INSURANCE AUTO	26,453	27,010	27,093	30,907	32,762
	26,453	27,010	27,093	30,907	32,762
Utilities					
54102 MOBILE COMMUNICATIONS	18,491	19,165	19,239	20,000	20,000
	18,491	19,165	19,239	20,000	20,000
Supplies & Materials					
54908 GOV'MNTL REGISTRATION FEE	699	500	578	575	575
55203 FUEL-VEHICLES	50,864	76,000	41,522	76,000	76,000
55205 MAINTENANCE TOOLS	4,550	8,000	4,792	8,000	8,000
55206 MISCELLANEOUS SUPPLIES	2,736	10,000	3,484	10,000	10,000
55208 UNIFORMS	2,183	3,600	2,858	4,000	4,000
	61,032	98,100	53,234	98,575	98,575
Business & Travel					
54001 TRAVEL	249	-	-	-	-
55401 SEMINARS/EDUCATIONAL	11,306	22,500	18,901	9,100	9,100
	11,555	22,500	18,901	9,100	9,100
Repairs & Maintenance					
54603 REPAIR & MAINT-VEHICLES	58,899	65,000	46,171	80,000	80,000
54606 REPAIR & MAINT-BLDG	68,787	75,000	73,577	80,000	30,000
54608 REPAIR & MAINT - GENERAL	1,428	5,000	1,042	5,000	5,000
54610 REPAIR & MAINT-TELEMETRY	941	5,000	148	-	-
54616 R & M - HVAC REPAIRS	53,844	50,000	38,320	50,000	50,000
54619 R&M-GENERATORS	4,220	15,500	4,979	15,500	15,500
	188,119	215,500	164,237	230,500	180,500
Capital Outlay					
56201 BUILDINGS	18,500	388,000	448,461	45,000	-
56304 GIS	-	1,500	-	-	-
56401 MACHINERY & EQUIPMENT	163,509	267,500	175,244	233,000	110,000
	182,009	657,000	623,705	278,000	110,000
Debt Service					

GENERAL FUND

Fund Name: **OPERATIONS**	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
57101 DEBT SERVICE-PRINCIPAL	18,659	19,131	19,131	19,616	-
57201 DEBT SERVICE-INTEREST	1,765	1,191	1,191	603	-
	20,424	20,322	20,322	20,219	-
Other					
99999 Add'l cash required/(available) for budget	90,061	(320,000)	-	-	-
	90,061	(320,000)	-	-	-
TOTAL EXPENSES	**3,007,476**	**3,531,456**	**3,232,539**	**3,628,685**	**3,466,600**

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.

> Legal expense (a/c #53109) based on average of the past few years.

> 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 9/30/25:

Description	Interest Rates	Outstanding	Final Maturity
6.33% of Units 11/14 2011 Pump Stn Renewal Note	3.075%	$19,616	8/1/2026

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

Year Ending September 30,	Principal	Interest	Total
2026	$19,616	$603	$20,219
Total	$19,616	$603	$20,219

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NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2026

UNITS OF DEVELOPMENT BUDGET INDEX

Unit	Description	Section 4 Page #'s
N/A	Common Area	1-2
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2	Frenchman's Creek	6-8
2A	MacArthur Overlay	9-11
2C	Alton	12-18
3	Horseshoe Acres/Square Lake	19-21
3A	Woodbine	22-25
4	West of Villages of Palm Beach Lakes	26-28
5	Henry Rolf	29-31
5A	Vista Center of Palm Beach	32-34
5B	Baywinds	35-37
5C	RiverWalk	38-39
5D	Andros Isle	40-42
7	Dyer Boulevard	43-45
9	Admirals Cove West	46-48
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11	PGA National	57-59
12	Highland Pines	60-61
12A	Gardens Hunt Club Sub-Unit	62-63
14	Eastpointe 14A - 14B	64-66
15	Villages of Palm Beach Lakes	67-69
16	Palm Beach Park of Commerce	70-73
18	Ibis Golf & Country Club	74-77
19	Regional Center	78-79
19A	Irrigation	81-84
20	Juno Isles 20A - 20B - 20C - 20D	86-87
21	Old Marsh	89-90
23	The Shores	92-93
24	Ironhorse	95-96
27B	Botanica	98-100
29	North Fork Development	102-103
31	BallenIsles Country Club	105-106
32	Palm Cove	108-108
32A	Palm Cove Sub-Unit	110-110
33	Cypress Cove	112-112
34	Hidden Key	114-115
38	Harbour Isles	117-117
41	Mystic Cove	119-119
43	Mirasol	121-125
44	The Bear's Club	126-128
45	Paseos	129-131
46	Jupiter Country Club	132-134
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49	Northern Palm Beach County Business Park	137-138
51	Frenchman's Harbor	139-140
53	Arden	141-144

	Budget FY 2023	Budget FY 2024	Budget FY 2025	Budget FY 2026
Maintenance Funds Budgeted	$17,097,473	$19,532,046	$22,448,461	$24,566,109
Percent Change		14.2% Increase	14.9% Increase	9.4% Increase
Debt Funds Budgeted	$17,469,456	$17,471,639	$16,616,963	$16,511,895
Percent Change		0.0% Increase	4.9% Decrease	0.6% Decrease

NO UNIT - COMMON AREA

Fund Name: COMMON AREA	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
REVENUES					
Other					
36110 INTEREST EARNINGS	4,432	-	3,640	-	-
36600 CONTRIBUTIONS-LANDOWNERS	51,590	57,624	45,327	58,476	46,242
36601 CONTRIBUTIONS GOVERNMENTS	45,478	47,607	47,316	47,868	37,853
	101,500	105,231	96,283	106,344	84,095
TOTAL REVENUES	**101,500**	**105,231**	**96,283**	**106,344**	**84,095**
EXPENSES					
Personnel Services					
59117 Personnel Services	1,704	2,324	1,405	1,850	1,906
	1,704	2,324	1,405	1,850	1,906
Contractual Services					
53201 AUDITORS SERVICES	335	371	327	382	382
53407 TRASH DISPOSAL	16,361	16,200	11,064	19,500	19,500
53409 MOWING AND LANDSCAPING	31,724	34,262	34,262	21,162	21,162
59126 Insurance	617	604	592	573	608
	49,037	51,437	46,245	41,617	41,652
Utilities					
54301 ELECTRICITY	4,068	5,086	4,662	5,340	5,500
54302 WATER/SEWER	5,559	5,400	5,297	5,562	5,562
	9,627	10,486	9,959	10,902	11,062
Supplies & Materials					
54908 GOV'MNTL REGISTRATION FEE	9,632	10,017	10,200	10,608	10,608
	9,632	10,017	10,200	10,608	10,608
Business & Travel					
55402 MEMBERSHIPS	3,867	3,967	4,159	3,867	3,867
	3,867	3,967	4,159	3,867	3,867
Repairs & Maintenance					
54608 REPAIR & MAINT - GENERAL	8,000	20,000	21,347	52,500	15,000
54617 Repairs & Maint - Catch Basins	-	2,000	-	-	-
54621 REPAIR & MAINT- STREET SWEEP	-	5,000	-	-	-
	8,000	27,000	21,347	52,500	15,000
Capital Outlay					
56301 IMPRVMNTS OTHER THAN BLDG	2,988	-	-	-	-
	2,988	-	-	-	-
Other					
99999 Add'l cash required/(available) for budget	16,646	-	-	(15,000)	-
	16,646	-	-	(15,000)	-

NO UNIT - COMMON AREA

Fund Name: COMMON AREA	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
TOTAL EXPENSES	**101,501**	**105,231**	**93,315**	**106,344**	**84,095**

Budget Highlights:

> Contract work associated with mowing and landscaping (a/c #53409) was revised and rebid in March 2025. The revised contracts allow for annual extensions through FY 9/30/30. The proposed budget reflects the pricing of the revised contracts.

> Electricity expense (a/c #54301) increased due to rate increases.

> Using accumulated fund balance to offset assessments.

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: UNIT 1 - MAINTENANCE FUND	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	60,023	65,764	65,693	75,556	134,804
31901 AGREEMENT ASSESSMENTS	80,721	88,346	88,346	101,500	181,092
31903 Delinquent Taxes - Prior Year	65	-	-	-	-
	140,809	154,110	154,039	177,056	315,896
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(213)	(634)	(615)	(724)	(1,292)
54903 TAX DISCOUNT	(2,145)	(2,529)	(2,314)	(2,906)	(5,185)
54904 UNIQUE ASSMTS DISCOUNT	(3,229)	(4,239)	(1,767)	(4,870)	(8,689)
	(5,587)	(7,402)	(4,696)	(8,500)	(15,166)
Other					
32900 PERMIT FEES	250	-	-	-	-
36110 INTEREST EARNINGS	10,953	-	8,505	-	-
36132 INTEREST EARNINGS-TAXES	133	-	113	-	-
	11,336	-	8,618	-	-
TOTAL REVENUES	**146,558**	**146,708**	**157,961**	**168,556**	**300,730**
EXPENSES					
Personnel Services					
59117 Personnel Services	24,110	28,007	21,836	25,310	26,069
	24,110	28,007	21,836	25,310	26,069
Contractual Services					
53101 ENGINEERING FEES	-	1,000	15,364	1,000	1,000
53109 LEGAL SERVICES	-	500	-	2,000	2,000
53117 GIS	-	-	-	3,270	3,270
53118 OTHER PROFESSIONAL SVCS	-	-	-	1,000	1,000
53201 AUDITORS SERVICES	679	752	663	775	775
53403 CHEMICAL WEED CONTROL	15,493	16,113	16,113	16,758	16,758
53407 TRASH DISPOSAL	1,500	35,000	17,450	2,500	2,500
53409 MOWING AND LANDSCAPING	27,734	29,676	29,676	26,952	26,952
59126 Insurance	4,845	4,616	4,524	5,212	5,525
	50,251	87,657	83,790	59,467	59,780
Repairs & Maintenance					
54604 REPAIR & MAINT-CANAL/LAKE	9,952	5,000	4,750	5,000	5,000
54608 REPAIR & MAINT - GENERAL	750	3,000	3,000	4,500	4,500
54610 REPAIR & MAINT-TELEMETRY	94	5,000	127	5,000	5,000
54614 REPAIR & MAINT - GATE	-	1,500	3,950	1,500	1,500
54623 R & M WATER STRUCTURES	-	2,000	-	2,000	2,000
	10,796	16,500	11,827	18,000	18,000
Capital Outlay					
56304 GIS	1,930	2,915	3,034	-	-

UNIT 1 - GRAMERCY PARK

Fund Name: UNIT 1 - MAINTENANCE FUND	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
	1,930	2,915	3,034	-	-
Debt Service					
57101 DEBT SERVICE-PRINCIPAL	-	-	-	65,361	71,376
57201 DEBT SERVICE-INTEREST	-	-	-	88,802	82,787
	-	-	-	154,163	154,163
Other					
59110 ADMINISTRAT TRANSFER OUT	26,109	33,567	25,098	33,071	33,071
59111 OPERATIONS TRANSFER OUT	7,617	9,792	7,322	9,648	9,648
99999 Add'l cash required/(available) for budget	25,744	(31,730)	-	(131,103)	-
	59,470	11,629	32,420	(88,384)	42,719
TOTAL EXPENSES	**146,557**	**146,708**	**152,907**	**168,556**	**300,731**

	Tax per Assessable Unit				Number of Assessable Units	
	FYE 9/30/26	FYE 9/30/25	Incr/(Decr) $	Incr/(Decr) %	FYE 9/30/26	FYE 9/30/25
ALL NON EXEMPT PARCELS - Maint	$81.33	$70.79	$10.54	15%	2,177	2,177

Budget Highlights:

> New loan approximating $1,000,000 to cover Unit 1's share of proposed multi unit culvert work. Cost sharing % = 44/46/9 split between units 1/7/24 respectively. 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.

> The original development expenditures related to Northern's Geographic Information System ("GIS") had been categoried in the budget as capital outlay. However, ongoing license and maintenance costs related to Northern's GIS are categoried in the budget as contractual services.

> The budget for Other Professional Svcs (a/c #53118) is for FRDAP grant application assistance from the District's professional grant writer.

> Chemical Weed Control (a/c 53403) contract allowed for annual extensions through FYE 9/30/25. A contract amendment was approved to allow for extensions through FY 9/30/30. The FY26 budget reflects a 4% increase with the renewal for FY26 due to the contractor's request for an increase.

> Trash Disposal (a/c 53407) decrease is attributable to revising and rebidding the contracts associated with mowing and landscaping (a/c #53409).

> Contract work associated with mowing and landscaping (a/c #53409) was revised and rebid in March 2025. The revised contracts allow for annual extensions through FY 9/30/30. The proposed budget reflects the pricing of the revised contracts.

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:

UNIT 1 - GRAMERCY PARK

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

Debt Outstanding as of 9/30/25:

Description	Interest Rates	Outstanding	Final Maturity
Proposed loan for multi-unit culvert work	9%	$1,000,000	8/1/2035

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

Year Ending September 30,	Principal	Interest	Total
2026	$65,361	$88,802	$154,163
2027	$71,376	$82,787	$154,163
2028	$77,944	$76,219	$154,163
2029	$85,117	$69,046	$154,163
2030	$92,950	$61,213	$154,163
THEREAFTER	$607,252	$160,891	$768,143
Total	$1,000,000	$538,958	$1,538,958

UNIT 2 - FRENCHMAN'S CREEK

Fund Name: UNIT 2 - MAINTENANCE FUND	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	388,306	424,616	424,616	426,291	415,002
31901 AGREEMENT ASSESSMENTS	4,938	5,399	5,399	5,420	5,276
31903 Delinquent Taxes - Prior Year	-	-	147	-	-
	393,244	430,015	430,162	431,711	420,278
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(1,400)	(4,082)	(4,051)	(4,034)	(3,927)
54903 TAX DISCOUNT	(14,243)	(16,331)	(15,425)	(16,395)	(15,961)
54904 UNIQUE ASSMTS DISCOUNT	(198)	(259)	(216)	(260)	(253)
	(15,841)	(20,672)	(19,692)	(20,689)	(20,141)
Other					
32900 PERMIT FEES	250	-	750	-	-
32901 PLAT FEES	250	-	250	-	-
36110 INTEREST EARNINGS	26,762	-	22,907	-	-
36132 INTEREST EARNINGS-TAXES	533	-	553	-	-
	27,795	-	24,460	-	-
TOTAL REVENUES	**405,198**	**409,343**	**434,930**	**411,022**	**400,137**
EXPENSES					
Personnel Services					
59117 Personnel Services	47,211	61,901	46,911	66,092	68,075
	47,211	61,901	46,911	66,092	68,075
Contractual Services					
53101 ENGINEERING FEES	-	1,000	-	-	-
53109 LEGAL SERVICES	87	500	-	500	500
53117 GIS	-	-	-	13,759	13,759
53201 AUDITORS SERVICES	1,653	1,832	1,614	1,887	1,887
53403 CHEMICAL WEED CONTROL	19,126	19,891	34,891	36,287	36,287
53406 SECURITY SERVICES	-	-	1,777	1,777	1,777
53407 TRASH DISPOSAL	-	5,000	6,350	2,500	2,500
53409 MOWING AND LANDSCAPING	17,612	18,845	18,845	20,294	20,294
59126 Insurance	17,487	16,011	15,692	18,122	19,209
	55,965	63,079	79,169	95,126	96,213
Utilities					
54301 ELECTRICITY	26,870	31,276	20,623	34,840	35,885
	26,870	31,276	20,623	34,840	35,885
Repairs & Maintenance					
54601 REPAIR & MAINT-AERATORS	29,672	44,425	34,825	54,400	54,400
54604 REPAIR & MAINT-CANAL/LAKE	8,872	5,000	-	5,000	5,000
54608 REPAIR & MAINT - GENERAL	1,800	19,500	2,575	3,000	3,000
54610 REPAIR & MAINT-TELEMETRY	94	5,000	145	5,000	5,000
54614 REPAIR & MAINT - GATE	-	1,500	-	1,500	1,500

UNIT 2 - FRENCHMAN'S CREEK

Fund Name: UNIT 2 - MAINTENANCE FUND	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
54618 R&M-AERATOR REFURBISHMENTS	6,082	7,250	7,093	7,500	7,500
54623 R & M WATER STRUCTURES	-	15,000	-	15,000	-
	46,520	97,675	44,638	91,400	76,400
Capital Outlay					
56304 GIS	8,947	12,276	13,276	-	-
56401 MACHINERY & EQUIPMENT	22,426	34,500	23,612	25,250	-
	31,373	46,776	36,888	25,250	-
Other					
59110 ADMINISTRAT TRANSFER OUT	78,715	101,199	75,667	99,704	99,704
59111 OPERATIONS TRANSFER OUT	18,837	24,217	18,107	23,860	23,860
99999 Add'l cash required/(available) for budget	99,707	(16,780)	-	(25,250)	-
	197,259	108,636	93,774	98,314	123,564
TOTAL EXPENSES	**405,198**	**409,343**	**322,003**	**411,022**	**400,137**

	Tax per Assessable Unit				Number of Assessable Units	
	FYE 9/30/26	FYE 9/30/25	Incr/(Decr) $	Incr/(Decr) %	FYE 9/30/26	FYE 9/30/25
ALL NON EXEMPT PARCELS - Maint	$47.13	$46.95	$0.18	0%	9,160	9,159

Budget Highlights:

> The original development expenditures related to Northern's Geographic Information System ("GIS") had been categoried in the budget as capital outlay. However, ongoing license and maintenance costs related to Northern's GIS are categoried in the budget as contractual services.

> Chemical Weed Control (a/c 53403) contract allowed for annual extensions through FYE 9/30/25. A contract amendment was approved to allow for extensions through FY 9/30/30. A change order increased this contract during FY25 by $15,000 in order to add floating algae removal. The FY26 budget reflects a 4% increase with the renewal for FY26 due to the contractor's request for an increase.

> FY26 budget for Security Services (a/c # 53406) represents estimate for operating costs related to camera system installed for structure monitoring in FY24.

> Trash Disposal (a/c 53407) decrease is attributable to revising and rebidding the contracts associated with mowing and landscaping (a/c #53409).

> Contract work associated with mowing and landscaping (a/c #53409) was revised and rebid in March 2025. The revised contracts allow for annual extensions through FY 9/30/30. The proposed budget reflects the pricing of the revised contracts.

> 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) included $15,000 for manual clean up of algae. This additional work was added to the contract that is associated with the Chemical Weed Control (a/c 53403).

> FY26 budget includes $25,250 for 1 new aerator in Machinery & Equipment (a/c# 56401). The FY25 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.
- 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.

UNIT 2 - FRENCHMAN'S CREEK

- Of the total assessable units, 115 taxable units relate to special agreements with the District, and are not assessed as part of real property tax bills from the Palm Beach County Tax Collector. These taxable units belong to the Palm Beach County School District. Special agreement assessments are invoiced directly by the District.
- Charges for personnel services, insurance, and administrative and operations transfers are based upon allocations using timesheet postings, value of structures, number of debt issues, total direct expenditures, unit history, and number of taxable units.

Improvements Maintained:

Northern maintains the following Improvements in Unit No. 2, Frenchman's Creek: 1 Fixed Structure; 15 Aerators; Canal Rights-of-Way; 1 Telemetry Station; 1 Metritape; Culvert; 1 Landscape Site.

UNIT 2A - MACARTHUR UNIT

Fund Name: UNIT 2A - MAINTENANCE FUND	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	149,121	174,990	174,990	185,826	188,610
31903 Delinquent Taxes - Prior Year	(291)	-	(261)	-	-
	148,830	174,990	174,729	185,826	188,610
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(538)	(1,692)	(1,670)	(1,766)	(1,792)
54903 TAX DISCOUNT	(5,463)	(6,730)	(6,323)	(7,147)	(7,254)
	(6,001)	(8,422)	(7,993)	(8,913)	(9,046)
Other					
36110 INTEREST EARNINGS	17,179	-	15,610	-	-
36132 INTEREST EARNINGS-TAXES	205	-	220	-	-
	17,384	-	15,830	-	-
TOTAL REVENUES	**160,213**	**166,568**	**182,566**	**176,913**	**179,564**
EXPENSES					
Personnel Services					
59117 Personnel Services	47,530	56,172	46,575	65,238	67,195
	47,530	56,172	46,575	65,238	67,195
Contractual Services					
53101 ENGINEERING FEES	-	1,000	-	1,000	1,000
53109 LEGAL SERVICES	-	500	1,885	1,500	1,500
53115 FINANCIAL CONS./ADVISOR	100	200	233	200	200
53201 AUDITORS SERVICES	1,310	1,452	1,279	1,496	1,496
53407 TRASH DISPOSAL	-	5,000	-	2,500	2,500
53409 MOWING AND LANDSCAPING	5,330	6,170	6,170	5,880	5,880
57301 TRUSTEE FEES	1,267	1,250	1,350	1,250	1,250
59126 Insurance	7,724	9,462	9,274	10,342	10,962
	15,731	25,034	20,191	24,168	24,788
Utilities					
54301 ELECTRICITY	2,152	2,246	1,568	2,430	2,503
	2,152	2,246	1,568	2,430	2,503
Repairs & Maintenance					
54604 REPAIR & MAINT-CANAL/LAKE	17,470	5,000	-	5,000	5,000
54608 REPAIR & MAINT - GENERAL	2,416	3,000	4,350	5,000	5,000
54610 REPAIR & MAINT-TELEMETRY	6,955	50,000	1,147	50,000	50,000
54613 REPAIR & MAINT-CULVERTS	-	3,000	-	3,000	3,000
54614 REPAIR & MAINT - GATE	-	1,500	-	1,500	1,500
54623 R & M WATER STRUCTURES	-	18,000	1,144	18,000	18,000
	26,841	80,500	6,641	82,500	82,500
Other					
59110 ADMINISTRAT TRANSFER OUT	1,693	2,177	1,628	2,145	2,145

UNIT 2A - MACARTHUR UNIT

Fund Name: UNIT 2A - MAINTENANCE FUND	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
59111 OPERATIONS TRANSFER OUT	341	439	328	432	432
99999 Add'l cash required/(available) for budget	65,925	-	-	-	-
	67,959	2,616	1,956	2,577	2,577
TOTAL EXPENSES	**160,213**	**166,568**	**76,931**	**176,913**	**179,563**

Fund Name: UNIT 2A - DEBT FUND	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	346,647	343,534	343,534	350,480	364,118
31903 Delinquent Taxes - Prior Year	(352)	-	(245)	-	-
	346,295	343,534	343,289	350,480	364,118
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(1,250)	(3,269)	(3,279)	(3,326)	(3,456)
54903 TAX DISCOUNT	(12,683)	(13,212)	(12,438)	(13,479)	(14,004)
	(13,933)	(16,481)	(15,717)	(16,805)	(17,460)
Other					
36110 INTEREST EARNINGS	8,352	-	7,037	-	-
36132 INTEREST EARNINGS-TAXES	476	-	440	-	-
	8,828	-	7,477	-	-
TOTAL REVENUES	**341,190**	**327,053**	**335,049**	**333,675**	**346,658**
EXPENSES					
Debt Service					
57101 DEBT SERVICE-PRINCIPAL	275,000	285,000	285,000	295,000	300,000
57201 DEBT SERVICE-INTEREST	64,272	58,607	58,607	52,736	46,659
	339,272	343,607	343,607	347,736	346,659
Other					
99999 Add'l cash required/(available) for budget	1,919	(16,554)	-	(14,061)	-
	1,919	(16,554)	-	(14,061)	-
TOTAL EXPENSES	**341,191**	**327,053**	**343,607**	**333,675**	**346,659**

	Tax per Assessable Unit				Number of Assessable Units	
	FYE 9/30/26	FYE 9/30/25	Incr/(Decr) $	Incr/(Decr) %	FYE 9/30/26	FYE 9/30/25
ALL NON EXEMPT PARCELS - Maint	$80.57	$78.44				
ALL NON EXEMPT PARCELS - Debt	$63.07	$61.82				
Total	$143.64	$140.26	$3.38	2%	5,557	5,557

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.

UNIT 2A - MACARTHUR UNIT

> Trash Disposal (a/c 53407) decrease is attributable to revising and rebidding the contracts associated with mowing and landscaping (a/c #53409).

> Contract work associated with mowing and landscaping (a/c #53409) was revised and rebid in March 2025. The revised contracts allow for annual extensions through FY 9/30/30. The proposed budget reflects the pricing of the revised contracts.

> 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 9/30/25:

Description	Interest Rates	Outstanding	Final Maturity
Refunding Bonds - Series 2021	2.06%-2.61%	$2,560,000	8/7/2033

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

Year Ending September 30,	Principal	Interest	Total
2026	$295,000	$52,736	$347,736
2027	$300,000	$46,659	$346,659
2028	$305,000	$40,479	$345,479
2029	$315,000	$34,196	$349,196
2030	$320,000	$27,707	$347,707
THEREAFTER	$1,025,000	$42,539	$1,067,539
Total	$2,560,000	$244,316	$2,804,316

UNIT 2C - ALTON

Fund Name: UNIT 2C - MAINT FUND	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	412,812	467,356	467,356	883,050	876,013
	412,812	467,356	467,356	883,050	876,013
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(1,492)	(4,448)	(4,472)	(8,409)	(8,342)
54903 TAX DISCOUNT	(15,560)	(17,975)	(17,328)	(33,962)	(33,691)
	(17,052)	(22,423)	(21,800)	(42,371)	(42,033)
Other					
32900 PERMIT FEES	1,250	-	250	-	-
36002 MISC REV - INS CLAIMS	373,218	-	161,452	-	-
36110 INTEREST EARNINGS	32,941	-	30,533	-	-
36132 INTEREST EARNINGS-TAXES	498	-	487	-	-
36600 CONTRIBUTIONS-LANDOWNERS	950	-	-	-	-
	408,857	-	192,722	-	-
TOTAL REVENUES	**804,617**	**444,933**	**638,278**	**840,679**	**833,980**
EXPENSES					
Personnel Services					
59117 Personnel Services	114,944	94,050	107,498	127,506	131,331
	114,944	94,050	107,498	127,506	131,331
Contractual Services					
53101 ENGINEERING FEES	360	1,000	58	15,000	15,000
53109 LEGAL SERVICES	8,493	1,000	3,152	2,500	2,500
53115 FINANCIAL CONS./ADVISOR	200	400	467	400	400
53201 AUDITORS SERVICES	1,314	1,456	1,283	1,500	1,500
53403 CHEMICAL WEED CONTROL	1,650	1,716	1,716	1,784	1,784
53407 TRASH DISPOSAL	-	1,000	-	1,000	1,000
53409 MOWING AND LANDSCAPING	6,396	8,420	8,420	2,916	2,916
53413 PRESERVE/EXOTIC MAINT	117,263	169,490	131,307	218,646	218,646
57301 TRUSTEE FEES	2,525	2,500	2,750	2,500	2,500
59126 Insurance	9,127	11,212	10,989	12,101	12,827
	147,328	198,194	160,142	258,347	259,073
Utilities					
54301 ELECTRICITY	-	437	-	-	-
	-	437	-	-	-
Repairs & Maintenance					
54601 REPAIR & MAINT-AERATORS	26,737	48,875	39,301	59,875	59,875
54608 REPAIR & MAINT - GENERAL	25	10,000	1,667	30,000	30,000
54610 REPAIR & MAINT-TELEMETRY	188	10,000	255	10,000	10,000
54611 REPAIR & MAINT-ROADS	20,385	10,000	7,500	50,000	50,000
54613 REPAIR & MAINT-CULVERTS	-	30,000	-	100,000	100,000
54617 Repairs & Maint - Catch Basins	-	-	-	200,000	100,000

UNIT 2C - ALTON

Fund Name: UNIT 2C - MAINT FUND	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
54623 R & M WATER STRUCTURES	-	2,000	-	2,000	2,000
54624 R&M-PRESERVE STRUCTURES/INLETS	-	5,000	-	5,000	5,000
	47,335	115,875	48,723	456,875	356,875
Capital Outlay					
56301 IMPRVMNTS OTHER THAN BLDG	-	-	582,506	261,000	75,000
56401 MACHINERY & EQUIPMENT	16,796	24,500	26,985	25,250	-
	16,796	24,500	609,491	286,250	75,000
Other					
59110 ADMINISTRAT TRANSFER OUT	6,928	8,907	6,660	8,775	8,775
59111 OPERATIONS TRANSFER OUT	2,310	2,970	2,221	2,926	2,926
99999 Add'l cash required/(available) for budget	468,975	-	-	(300,000)	-
	478,213	11,877	8,881	(288,299)	11,701
TOTAL EXPENSES	**804,616**	**444,933**	**934,735**	**840,679**	**833,980**

Fund Name: UNIT 2C - DEBT FUND	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	5,598,883	5,018,373	5,018,374	5,003,773	5,054,420
	5,598,883	5,018,373	5,018,374	5,003,773	5,054,420
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(20,241)	(47,783)	(48,025)	(47,645)	(48,127)
54903 TAX DISCOUNT	(211,004)	(193,007)	(185,982)	(192,445)	(194,393)
	(231,245)	(240,790)	(234,007)	(240,090)	(242,520)
Other					
36110 INTEREST EARNINGS	450,058	-	190,986	-	-
36111 Net (incr) decr - fv of inves	5,288	-	-	-	-
36132 INTEREST EARNINGS-TAXES	6,766	-	5,233	-	-
38500 Proceeds of Refunding Bonds	45,600,000	-	-	-	-
	46,062,112	-	196,219	-	-
TOTAL REVENUES	**51,429,750**	**4,777,583**	**4,980,586**	**4,763,683**	**4,811,900**
EXPENSES					
Other					
38601 Bond Premium	2,035,562	-	-	-	-
	2,035,562	-	-	-	-
Debt Service					
57101 DEBT SERVICE-PRINCIPAL	1,760,000	1,820,000	1,820,000	1,805,000	1,885,000
57201 DEBT SERVICE-INTEREST	3,646,200	3,016,143	3,016,143	3,011,500	2,926,900
	5,406,200	4,836,143	4,836,143	4,816,500	4,811,900

UNIT 2C - ALTON

Fund Name: UNIT 2C - DEBT FUND	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
Other					
57103 ADVANCE REFUNDING ESCROW	5,504,542	-	-	-	-
57303 COST OF ISSUANCE	1,410,579	-	-	-	-
58901 Payment to Escrow Agent	45,389,089	-	-	-	-
99999 Add'l cash required/(available) for budget	(8,316,221)	(58,560)	-	(52,817)	-
	43,987,989	(58,560)	-	(52,817)	-
TOTAL EXPENSES	**51,429,751**	**4,777,583**	**4,836,143**	**4,763,683**	**4,811,900**

	Tax per Assessable Unit				Number of Assessable Units	
	FYE 9/30/26	FYE 9/30/25	Incr/(Decr) $	Incr/(Decr) %	FYE 9/30/26	FYE 9/30/25
Cmty Only - Apt (per acre) - Maint	$2,142.31	$1,133.82				
Cmty Only - Apt (per acre) - Debt	$9,996.51	$10,025.68				
Total	$12,138.82	$11,159.50	$979.32	9%	13	13
Cmty Only - Apt (per computed acre) - Mai	$80.57	$78.44				
Cmty Only - Apt (per computed acre) - De	$63.07	$61.82				
Total	$143.64	$140.26	$3.38	2%	13	13
Cmty Only - Bio A (per acre) - Maint	$1,687.10	$892.90				
Cmty Only - Bio A (per acre) - Debt	$9,643.56	$9,671.70				
Total	$11,330.66	$10,564.60	$766.06	7%	70	70
Cmty Only - Bio A (per computed acre) - M	$80.57	$78.44				
Cmty Only - Bio A (per computed acre) - D	$63.07	$61.82				
Total	$143.64	$140.26	$3.38	2%	70	70
Cmty Only - Bio B (per acre) - Maint	$2,146.47	$1,136.02				
Cmty Only - Bio B (per acre) - Debt	$12,269.35	$12,305.15				
Total	$14,415.82	$13,441.17	$974.65	7%	7	7
Cmty Only - Bio B (per computed acre) - M	$80.57	$78.44				
Cmty Only - Bio B (per computed acre) - D	$63.07	$61.82				
Total	$143.64	$140.26	$3.38	2%	7	7
Cmty Only - Com/Rtl (per acre) - Maint	$1,782.76	$943.53				
Cmty Only - Com/Rtl (per acre) - Debt	$10,190.39	$10,220.12				
Total	$11,973.15	$11,163.65	$809.50	7%	39	39
Cmty Only - Com/Rtl (per computed acre)	$80.57	$78.44				
Cmty Only - Com/Rtl (per computed acre)	$63.07	$61.82				
Total	$143.64	$140.26	$3.38	2%	43	43
Cmty Only - Office (per acre) - Maint	$2,481.78	$1,313.49				

UNIT 2C - ALTON

	Tax per Assessable Unit		Incr/(Decr)		Number of Assessable Units	
	FYE 9/30/26	FYE 9/30/25	$	%	FYE 9/30/26	FYE 9/30/25
Cmty Only - Office (per acre) - Debt	$14,186.03	$14,227.42				
Total	$16,667.81	$15,540.91	$1,126.90	7%	26	26
Cmty Only - Office (per computed acre) -	$80.57	$78.44				
Cmty Only - Office (per computed acre) -	$63.07	$61.82				
Total	$143.64	$140.26	$3.38	2%	26	26
Cmty Only - Utility (per acre) - Maint	$574.95	$304.29				
Cmty Only - Utility (per acre) - Debt	$3,286.45	$3,296.04				
Total	$3,861.40	$3,600.33	$261.07	7%	5	5
Cmty Only - Utility (per computed acre) -	$80.57	$78.44				
Cmty Only - Utility (per computed acre) - D	$63.07	$61.82				
Total	$143.64	$140.26	$3.38	2%	5	5
Par C -SF – Res (per acre) - Maint	$1,477.81	$782.13				
Par C -SF – Res (per acre) - Debt	$8,447.26	$8,471.91				
Total	$9,925.07	$9,254.04	$671.03	7%	30	30
Par C -SF – Res (per lot) - Maint	$266.36	$176.77				
Par C -SF – Res (per lot) - Debt	$1,125.04	$1,126.89				
Total	$1,391.40	$1,303.66	$87.74	7%	217	217
Par C -TH – Res (per acre) - Maint	$2,953.33	$1,563.06				
Par C -TH – Res (per acre) - Debt	$16,881.45	$16,930.71				
Total	$19,834.78	$18,493.77	$1,341.01	7%	6	6
Par C -TH – Res (per unit) - Maint	$138.90	$109.31				
Par C -TH – Res (per unit) - Debt	$396.50	$396.23				
Total	$535.40	$505.54	$29.86	6%	143	143
Par D -SF – Res (per acre) - Maint	$1,477.81	$782.13				
Par D -SF – Res (per acre) - Debt	$8,447.26	$8,471.91				
Total	$9,925.07	$9,254.04	$671.03	7%	16	16
Par D -SF – Res (per lot) - Maint	$249.57	$167.88				
Par D -SF – Res (per lot) - Debt	$1,029.06	$1,030.63				
Total	$1,278.63	$1,198.51	$80.12	7%	117	117
Par E -SF – Res (per acre) - Maint	$1,477.81	$782.13				
Par E -SF – Res (per acre) - Debt	$8,447.26	$8,471.91				
Total	$9,925.07	$9,254.04	$671.03	7%	29	29

UNIT 2C - ALTON

	Tax per Assessable Unit				Number of Assessable Units	
	FYE 9/30/26	FYE 9/30/25	Incr/(Decr) $	Incr/(Decr) %	FYE 9/30/26	FYE 9/30/25
Par E -SF – Res (per lot) - Maint	$249.42	$167.81				
Par E -SF – Res (per lot) - Debt	$1,028.24	$1,029.80				
Total	$1,277.66	$1,197.61	$80.05	7%	199	199
Par F -TH – Res (per acre) - Maint	$2,953.33	$1,563.06				
Par F -TH – Res (per acre) - Debt	$16,881.45	$16,930.71				
Total	$19,834.78	$18,493.77	$1,341.01	7%	10	10
Par F -TH – Res (per unit) - Maint	$197.39	$140.27				
Par F -TH – Res (per unit) - Debt	$671.57	$672.09				
Total	$868.96	$812.36	$56.60	7%	255	255
Par G -SF – Res (per acre) - Maint	$1,477.81	$782.13				
Par G -SF – Res (per acre) - Debt	$8,447.26	$8,471.91				
Total	$9,925.07	$9,254.04	$671.03	7%	77	77
Par G -SF – Res (per lot) - Maint	$272.63	$180.09				
Par G -SF – Res (per lot) - Debt	$1,160.90	$1,162.85				
Total	$1,433.53	$1,342.94	$90.59	7%	458	458
Undifferentiated Blended Rate (per acre) -	$3,177.56	$1,681.68				
Undifferentiated Blended Rate (per acre) -	$18,163.20	$18,216.28				
Total	$21,340.76	$19,897.96	$1,442.80	7%	29	29
Undifferentiated Blended Rate (per comp	$80.57	$78.44				
Undifferentiated Blended Rate (per comp	$63.07	$61.82				
Total	$143.64	$140.26	$3.38	2%	29	29

Budget Highlights:

> The 2C Series 2014 Bonds were refunded in August 2024 with a net present value saving of 7.46% and annual cash flow savings of approximately $600,000 each year through 2046.

> 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 $2,576.45 to $3,585.83.Parcel C - TH:. Acreage ranges from 0.0416 to 0.0463. Total assessment ranges from $1,360.53 to $1,453.75.Parcel D - SF:. Acreage ranges from 0.116 to 0.242. Total assessment ranges from $2,429.94 to $3,680.50.Parcel E - SF:. Acreage ranges from 0.119 to 0.344. Total assessment ranges from $2,458.74 to $4,691.88.Parcel F - TH:. Acreage ranges from 0.039 to 0.044. Total assessment ranges from $1,642.52 to $1,741.69.Parcel G - SF:. Acreage ranges from 0.1061 to 0.3194. Total assessment ranges from $2,486.58 to $4,603.60.

> Chemical Weed Control (a/c 53403) contract allowed for annual extensions through FYE 9/30/25. A contract amendment was approved to allow for extensions through FY 9/30/30. The FY26 budget reflects a 4% increase with the renewal for FY26 due to the contractor's request for an increase.

UNIT 2C - ALTON

> Contract work associated with mowing and landscaping (a/c #53409) was revised and rebid in March 2025. The revised contracts allow for annual extensions through FY 9/30/30. The proposed budget reflects the pricing of the revised contracts.

> Preserve maintenance (a/c #53413) contract allows annual extensions through FYE 9/30/28. The FY26 budget reflects a 5% increase with the renewal for FY26 due to the contractor's request for an increase, plus the addition of 7 additional crew days. Another addition to this budget line item for FY26 is the introduction of an annual vegetation reduction mowing program.

> 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.

> FY26 budget for Improvements Other than Building (a/c #56301) includes installation of artificial turf at Alton Dog Park.

> FY26 budget includes $25,250 for 1 new aerator in Machinery & Equipment (a/c# 56401). The FY25 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.
- 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 Telemetry Stations, 3 Fixed Weirs; 18 aerators.

Debt Outstanding as of 9/30/25:

Description	Interest Rates	Outstanding	Final Maturity
Water Cntrl and Impr Refunding Bonds - Series 2024	4.00%-5.00%	$44,320,000	8/1/2046
Water Control and Improvement Bonds - Series 2017	3.25%-5.00%	$20,105,000	8/1/2046
	Total outstanding	$64,425,000	

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

Year Ending September 30,	Principal	Interest	Total
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

UNIT 2C - ALTON

2029	$2,090,000	$2,739,500	$4,829,500
2030	$2,195,000	$2,635,000	$4,830,000
THEREAFTER	$54,470,000	$23,266,800	$77,736,800
Total	$64,425,000	$37,418,200	$101,843,200

UNIT 3 - HORSESHOE ACRES/SQUARE LAKE

Fund Name: UNIT 3 - MAINTENANCE FUND	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	379,324	450,534	450,534	471,166	378,856
31901 AGREEMENT ASSESSMENTS	7,205	8,526	8,526	8,916	7,169
	386,529	459,060	459,060	480,082	386,025
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(1,361)	(4,872)	(4,299)	(4,494)	(3,614)
54903 TAX DISCOUNT	(14,055)	(17,328)	(16,685)	(18,121)	(14,571)
54904 UNIQUE ASSMTS DISCOUNT	-	181	-	(428)	(344)
	(15,416)	(22,019)	(20,984)	(23,043)	(18,529)
Other					
32900 PERMIT FEES	1,000	-	250	-	-
36110 INTEREST EARNINGS	22,796	-	18,391	-	-
36132 INTEREST EARNINGS-TAXES	576	-	527	-	-
36600 CONTRIBUTIONS-LANDOWNERS	12,307	12,307	10,395	13,107	10,539
	36,679	12,307	29,563	13,107	10,539
TOTAL REVENUES	**407,792**	**449,348**	**467,639**	**470,146**	**378,035**
EXPENSES					
Personnel Services					
59117 Personnel Services	61,162	79,511	55,616	79,578	81,965
	61,162	79,511	55,616	79,578	81,965
Contractual Services					
53101 ENGINEERING FEES	10,361	26,000	29,640	10,000	10,000
53109 LEGAL SERVICES	812	1,000	2,782	1,000	1,000
53117 GIS	-	-	-	6,128	6,128
53201 AUDITORS SERVICES	1,167	1,293	1,139	1,332	1,332
53403 CHEMICAL WEED CONTROL	32,923	34,569	34,569	37,335	37,335
53406 SECURITY SERVICES	377	-	420	420	420
53407 TRASH DISPOSAL	30,000	50,000	30,000	2,500	2,500
53409 MOWING AND LANDSCAPING	45,301	48,472	47,948	60,742	60,742
59126 Insurance	7,993	7,950	7,792	9,027	9,569
	128,934	169,284	154,290	128,484	129,026
Utilities					
54301 ELECTRICITY	9,918	12,736	12,605	15,373	15,834
	9,918	12,736	12,605	15,373	15,834
Repairs & Maintenance					
54601 REPAIR & MAINT-AERATORS	12,521	21,160	13,154	25,852	25,852
54604 REPAIR & MAINT-CANAL/LAKE	67,910	158,960	157,010	100,000	50,000
54608 REPAIR & MAINT - GENERAL	2,930	6,000	2,185	3,000	3,000
54610 REPAIR & MAINT-TELEMETRY	283	10,000	2,596	10,000	10,000
54613 REPAIR & MAINT-CULVERTS	-	2,000	-	2,000	2,000
54614 REPAIR & MAINT - GATE	2,150	1,500	-	500	500

UNIT 3 - HORSESHOE ACRES/SQUARE LAKE

Fund Name: UNIT 3 - MAINTENANCE FUND	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
54617 Repairs & Maint - Catch Basins	-	3,000	-	3,000	3,000
54623 R & M WATER STRUCTURES	165	8,000	165	8,000	8,000
	85,959	210,620	175,110	152,352	102,352
Capital Outlay					
56301 IMPRVMNTS OTHER THAN BLDG	-	14,500	7,500	-	5,000
56304 GIS	2,561	3,680	3,829	-	-
56401 MACHINERY & EQUIPMENT	50,283	24,500	21,867	50,500	-
	52,844	42,680	33,196	50,500	5,000
Other					
59110 ADMINISTRAT TRANSFER OUT	21,686	27,881	20,847	27,469	27,469
59111 OPERATIONS TRANSFER OUT	12,940	16,636	12,439	16,390	16,390
99999 Add'l cash required/(available) for budget	34,348	(110,000)	-	-	-
	68,974	(65,483)	33,286	43,859	43,859
TOTAL EXPENSES	**407,791**	**449,348**	**464,103**	**470,146**	**378,036**

	Tax per Assessable Unit				Number of Assessable Units	
	FYE 9/30/26	FYE 9/30/25	Incr/(Decr) $	Incr/(Decr) %	FYE 9/30/26	FYE 9/30/25
ALL NON EXEMPT PARCELS - Maint	$174.70	$167.05	$7.65	5%	2,748	2,748

Budget Highlights:

> Budget for Engineering (a/c #53101) is comprised primarily of surveying canal property interests.

> The original development expenditures related to Northern's Geographic Information System ("GIS") had been categoried in the budget as capital outlay. However, ongoing license and maintenance costs related to Northern's GIS are categoried in the budget as contractual services.

> Chemical Weed Control (a/c 53403) contract amended in March 2025 to allow extension through FYE 9/30/26, with option to renew annually four additional years. The FY26 budget reflects a 8% increase with the renewal for FY26 due to the contractor's request for an increase.

> FY26 budget for Security Services (a/c # 53406) represents estimate for operating costs related to camera system installed for structure monitoring in FY24.

> Trash Disposal (a/c 53407) decrease is attributable to revising and rebidding the contracts associated with mowing and landscaping (a/c #53409).

> Contract work associated with mowing and landscaping (a/c #53409) was revised and rebid in March 2025. The revised contracts allow for annual extensions through FY 9/30/30. The proposed budget reflects the pricing of the revised contracts.

> 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.

> Budget for Repair & Maint - Canal/Lake (a/c #54604) consists primarily of clearing vegetation impeding canals.

> FY25 budget for Improvements Other than Building (a/c #56301) included new access gate at Garden Rd EPB-6.

> FY26 budget includes $50,500 for 2 new aerator in Machinery & Equipment (a/c# 56401). The FY25 budget 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 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; 8 Aerators

UNIT 3A - WOODBINE

Fund Name: UNIT 3A - MAINTENANCE FUND

	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	292,673	325,412	325,412	391,926	344,291
	292,673	325,412	325,412	391,926	344,291
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(1,050)	(3,098)	(3,098)	(3,733)	(3,279)
54903 TAX DISCOUNT	(11,006)	(12,515)	(12,119)	(15,073)	(13,241)
	(12,056)	(15,613)	(15,217)	(18,806)	(16,520)
Other					
36110 INTEREST EARNINGS	22,644	-	19,218	-	-
36132 INTEREST EARNINGS-TAXES	403	-	361	-	-
	23,047	-	19,579	-	-
TOTAL REVENUES	**303,664**	**309,799**	**329,774**	**373,120**	**327,771**
EXPENSES					
Personnel Services					
59117 Personnel Services	42,754	55,241	54,119	62,376	64,247
	42,754	55,241	54,119	62,376	64,247
Contractual Services					
53101 ENGINEERING FEES	-	1,000	3,100	1,000	1,000
53109 LEGAL SERVICES	1,479	1,500	2,357	1,200	1,200
53115 FINANCIAL CONS./ADVISOR	100	200	233	200	200
53201 AUDITORS SERVICES	1,192	1,321	1,164	1,361	1,361
53403 CHEMICAL WEED CONTROL	9,471	9,945	9,945	10,740	10,740
53407 TRASH DISPOSAL	-	500	-	500	500
57301 TRUSTEE FEES	1,250	1,250	1,250	1,250	1,250
59126 Insurance	928	1,061	1,040	1,230	1,303
	14,420	16,777	19,089	17,481	17,554
Utilities					
54301 ELECTRICITY	30,025	36,414	25,182	40,235	41,442
	30,025	36,414	25,182	40,235	41,442
Repairs & Maintenance					
54601 REPAIR & MAINT-AERATORS	37,039	53,675	31,243	57,610	57,610
54604 REPAIR & MAINT-CANAL/LAKE	-	1,000	-	1,000	1,000
54608 REPAIR & MAINT - GENERAL	-	3,000	5,000	3,000	3,000
54611 REPAIR & MAINT-ROADS	-	23,000	4,980	25,000	25,000
54613 REPAIR & MAINT-CULVERTS	-	160,000	110,681	100,000	30,000
54617 Repairs & Maint - Catch Basins	-	30,000	-	30,000	30,000
54618 R&M-AERATOR REFURBISHMENTS	6,082	14,500	-	7,500	7,500
54621 REPAIR & MAINT- STREET SWEEP	18,776	20,246	20,246	33,230	33,230
	61,897	305,421	172,150	257,340	187,340
Capital Outlay					

UNIT 3A - WOODBINE

Fund Name: UNIT 3A - MAINTENANCE FUND	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
56401 MACHINERY & EQUIPMENT	18,773	24,500	15,209	50,500	-
	18,773	24,500	15,209	50,500	-
Other					
59110 ADMINISTRAT TRANSFER OUT	9,132	11,740	8,778	11,567	11,567
59111 OPERATIONS TRANSFER OUT	4,438	5,706	4,266	5,621	5,621
99999 Add'l cash required/(available) for budget	122,223	(146,000)	-	(72,000)	-
	135,793	(128,554)	13,044	(54,812)	17,188
TOTAL EXPENSES	**303,662**	**309,799**	**298,793**	**373,120**	**327,771**

Fund Name: UNIT 3A - DEBT FUND	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	424,381	414,684	414,684	417,687	442,744
	424,381	414,684	414,684	417,687	442,744
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(1,523)	(3,949)	(3,948)	(3,977)	(4,216)
54903 TAX DISCOUNT	(15,963)	(15,949)	(15,446)	(16,064)	(17,028)
	(17,486)	(19,898)	(19,394)	(20,041)	(21,244)
Other					
36110 INTEREST EARNINGS	10,254	-	8,410	-	-
36132 INTEREST EARNINGS-TAXES	584	-	460	-	-
	10,838	-	8,870	-	-
TOTAL REVENUES	**417,733**	**394,786**	**404,160**	**397,646**	**421,500**
EXPENSES					
Debt Service					
57101 DEBT SERVICE-PRINCIPAL	340,000	360,000	360,000	380,000	400,000
57201 DEBT SERVICE-INTEREST	79,550	61,275	61,275	41,925	21,500
	419,550	421,275	421,275	421,925	421,500
Other					
99999 Add'l cash required/(available) for budget	(1,817)	(26,489)	-	(24,279)	-
	(1,817)	(26,489)	-	(24,279)	-
TOTAL EXPENSES	**417,733**	**394,786**	**421,275**	**397,646**	**421,500**

	Tax per Assessable Unit				Number of Assessable Units	
	FYE 9/30/26	FYE 9/30/25	Incr/(Decr) $	Incr/(Decr) %	FYE 9/30/26	FYE 9/30/25
APTS & COMMERCIAL - Maint	$3,481.92	$2,913.00				
APTS & COMMERCIAL - Debt	$3,524.60	$3,499.25				

UNIT 3A - WOODBINE

	Tax per Assessable Unit		Incr/(Decr)		Number of Assessable Units	
	FYE 9/30/26	FYE 9/30/25	$	%	FYE 9/30/26	FYE 9/30/25
Total	$7,006.52	$6,412.25	$594.27	9%	24	24
PAR A - Maint	$642.84	$555.74				
PAR A - Debt	$498.91	$495.33				
Total	$1,141.75	$1,051.07	$90.68	9%	74	74
PAR B - Maint	$617.77	$534.93				
PAR B - Debt	$472.19	$468.80				
Total	$1,089.96	$1,003.73	$86.23	9%	86	86
PAR C - Maint	$595.93	$516.80				
PAR C - Debt	$448.92	$445.69				
Total	$1,044.85	$962.49	$82.36	9%	88	88
PAR D, PLAT 1 - Maint	$645.96	$558.33				
PAR D, PLAT 1 - Debt	$502.23	$498.62				
Total	$1,148.19	$1,056.95	$91.24	9%	71	71
PAR D, PLAT 2 - Maint	$596.76	$517.48				
PAR D, PLAT 2 - Debt	$449.80	$446.57				
Total	$1,046.56	$964.05	$82.51	9%	15	15
PAR E - Maint	$631.69	$546.49				
PAR E - Debt	$487.03	$483.53				
Total	$1,118.72	$1,030.02	$88.70	9%	114	114
PAR F - Maint	$342.85	$306.66				
PAR F - Debt	$179.20	$177.91				
Total	$522.05	$484.57	$37.48	8%	136	136
PAR G - Maint	$681.32	$587.69				
PAR G - Debt	$539.92	$536.04				
Total	$1,221.24	$1,123.73	$97.51	9%	40	40
PAR H - Maint	$701.73	$604.64				
PAR H - Debt	$561.67	$557.63				
Total	$1,263.40	$1,162.27	$101.13	9%	54	54
PAR J - Maint	$472.11	$413.98				
PAR J - Debt	$316.96	$314.68				
Total	$789.07	$728.66	$60.41	8%	132	132

Budget Highlights:

UNIT 3A - WOODBINE

> Chemical Weed Control (a/c 53403) contract amended in March 2025 to allow extension through FYE 9/30/26, with option to renew annually four additional years. The FY26 budget reflects a 8% increase with the renewal for FY26 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 Repair & Maintenance - Culverts (a/c# 54613) includes continuation of cleaning culverts based on inspections.

> Budgeted Repair & Maintenance - Street Sweep (a/c# 54621) includes 5% increase to contract, and additional trips during the heavy leaf dropping season.

> FY26 budget includes $50,500 for 2 new aerator in Machinery & Equipment (a/c# 56401). The FY25 budget 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; 16 Aerators.

Debt Outstanding as of 9/30/25:

Description	Interest Rates	Outstanding	Final Maturity
Water Cntrl & Impr Refunding Bonds - Taxable Series 2004B	5.375%	$780,000	8/1/2027

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

Year Ending September 30,	Principal	Interest	Total
2026	$380,000	$41,925	$421,925
2027	$400,000	$21,500	$421,500
Total	$780,000	$63,425	$843,425

UNIT 4 - WEST OF VILLAGES OF PALM BEACH LAKES

Fund Name: UNIT 4 - MAINTENANCE FUND	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	610,170	605,207	604,995	678,998	617,798
31901 AGREEMENT ASSESSMENTS	17,187	17,023	17,023	19,104	17,382
31903 Delinquent Taxes - Prior Year	196	-	1,059	-	-
	627,553	622,230	623,077	698,102	635,180
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(2,170)	(5,802)	(5,708)	(6,453)	(5,871)
54903 TAX DISCOUNT	(21,609)	(23,276)	(21,385)	(26,114)	(23,760)
54904 UNIQUE ASSMTS DISCOUNT	(637)	(817)	(631)	(917)	(834)
	(24,416)	(29,895)	(27,724)	(33,484)	(30,465)
Other					
32900 PERMIT FEES	1,000	-	500	-	-
32901 PLAT FEES	-	-	250	-	-
36110 INTEREST EARNINGS	41,384	-	35,362	-	-
36132 INTEREST EARNINGS-TAXES	1,158	-	1,177	-	-
	43,542	-	37,289	-	-
TOTAL REVENUES	**646,679**	**592,335**	**632,642**	**664,618**	**604,715**
EXPENSES					
Personnel Services					
59117 Personnel Services	63,017	82,683	57,137	76,993	79,303
	63,017	82,683	57,137	76,993	79,303
Contractual Services					
53101 ENGINEERING FEES	-	10,000	-	20,000	20,000
53109 LEGAL SERVICES	192	500	-	800	800
53117 GIS	-	-	-	13,220	13,220
53201 AUDITORS SERVICES	1,947	2,158	1,902	2,223	2,223
53403 CHEMICAL WEED CONTROL	19,938	20,935	20,935	22,610	22,610
53407 TRASH DISPOSAL	-	15,000	7,250	2,500	2,500
53409 MOWING AND LANDSCAPING	19,461	20,832	20,832	21,068	21,068
59126 Insurance	20,091	19,143	18,762	21,266	22,542
	61,629	88,568	69,681	103,687	104,963
Utilities					
54301 ELECTRICITY	63,296	66,029	50,152	75,330	77,590
	63,296	66,029	50,152	75,330	77,590
Repairs & Maintenance					
54601 REPAIR & MAINT-AERATORS	92,343	111,090	116,546	135,300	135,300
54604 REPAIR & MAINT-CANAL/LAKE	21,222	5,000	2,750	2,500	2,500
54608 REPAIR & MAINT - GENERAL	372	4,000	4,000	7,000	7,000
54610 REPAIR & MAINT-TELEMETRY	496	15,000	662	15,000	15,000
54613 REPAIR & MAINT-CULVERTS	-	300,000	-	350,000	50,000
54614 REPAIR & MAINT - GATE	-	500	500	-	-

UNIT 4 - WEST OF VILLAGES OF PALM BEACH LAKES

Fund Name: UNIT 4 - MAINTENANCE FUND	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
54618 R&M-AERATOR REFURBISHMENTS	12,164	14,500	14,185	15,000	15,000
54623 R & M WATER STRUCTURES	3,366	10,000	800	10,000	10,000
	129,963	460,090	139,443	534,800	234,800
Capital Outlay					
56301 IMPRVMNTS OTHER THAN BLDG	7,800	-	-	-	-
56304 GIS	6,776	11,787	12,267	-	-
56401 MACHINERY & EQUIPMENT	64,152	73,500	67,053	75,750	-
	78,728	85,287	79,320	75,750	-
Other					
59110 ADMINISTRAT TRANSFER OUT	65,238	83,873	62,712	82,634	82,634
59111 OPERATIONS TRANSFER OUT	20,072	25,805	19,295	25,424	25,424
99999 Add'l cash required/(available) for budget	164,736	(300,000)	-	(310,000)	-
	250,046	(190,322)	82,007	(201,942)	108,058
TOTAL EXPENSES	**646,679**	**592,335**	**477,740**	**664,618**	**604,714**

	Tax per Assessable Unit				Number of Assessable Units	
	FYE 9/30/26	FYE 9/30/25	Incr/(Decr) $	Incr/(Decr) %	FYE 9/30/26	FYE 9/30/25
ALL NON EXEMPT PARCELS - Maint	$79.35	$70.71	$8.64	12%	8,798	8,800

Budget Highlights:

> Budget for Engineering (a/c #53101) includes services related to F-1 structure replacement (design and construction).

> The original development expenditures related to Northern's Geographic Information System ("GIS") had been categoried in the budget as capital outlay. However, ongoing license and maintenance costs related to Northern's GIS are categoried in the budget as contractual services.

> Chemical Weed Control (a/c 53403) contract amended in March 2025 to allow extension through FYE 9/30/26, with option to renew annually four additional years. The FY26 budget reflects a 8% increase with the renewal for FY26 due to the contractor's request for an increase.

> Trash Disposal (a/c 53407) decrease is attributable to revising and rebidding the contracts associated with mowing and landscaping (a/c #53409).

> Contract work associated with mowing and landscaping (a/c #53409) was revised and rebid in March 2025. The revised contracts allow for annual extensions through FY 9/30/30. The proposed budget reflects the pricing of the revised contracts.

> 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.

> FY26 budget for Repair & Maintenance- Culverts (a/c #54613) includes a rollover of $300,000 in this account that was budgeted in FY25, but not completed.

> FY26 budget includes $75,750 for 3 new aerators in Machinery & Equipment (a/c# 56401). The FY25 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.

UNIT 4 - WEST OF VILLAGES OF PALM BEACH LAKES

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

Improvements Maintained:

Northern maintains the following Improvements in the Unit No. 4, West of the Villages of Palm Beach Lakes: 3 Operable Structures; 3 Operable Gates; 4 Fixed Structures; 42 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 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	605,243	536,609	536,543	540,178	296,562
31901 AGREEMENT ASSESSMENTS	3,644	3,231	3,231	3,252	1,785
	608,887	539,840	539,774	543,430	298,347
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(2,172)	(5,122)	(5,105)	(5,174)	(2,841)
54903 TAX DISCOUNT	(22,518)	(20,638)	(19,855)	(20,775)	(11,406)
54904 UNIQUE ASSMTS DISCOUNT	(146)	(155)	(129)	(156)	(86)
	(24,836)	(25,915)	(25,089)	(26,105)	(14,333)
Other					
36110 INTEREST EARNINGS	24,884	-	13,470	-	-
36132 INTEREST EARNINGS-TAXES	890	-	670	-	-
38115 FUND EQUITY TRANSFER IN	-	-	1,525,259	-	-
	25,774	-	1,539,399	-	-
TOTAL REVENUES	**609,825**	**513,925**	**2,054,084**	**517,325**	**284,014**
EXPENSES					
Personnel Services					
59117 Personnel Services	69,808	51,908	39,229	52,042	53,603
	69,808	51,908	39,229	52,042	53,603
Contractual Services					
53101 ENGINEERING FEES	-	1,000	-	500	500
53109 LEGAL SERVICES	377	500	1,682	2,500	2,500
53114 WATER QUALITY	4,421	4,492	4,563	5,929	5,929
53117 GIS	-	-	-	12,260	12,260
53201 AUDITORS SERVICES	771	855	753	881	881
53403 CHEMICAL WEED CONTROL	10,470	10,889	10,889	11,325	11,325
53407 TRASH DISPOSAL	-	2,500	-	2,500	2,500
53409 MOWING AND LANDSCAPING	14,070	15,055	15,055	13,696	13,696
59126 Insurance	14,688	13,232	12,968	14,822	15,712
	44,797	48,523	45,910	64,413	65,303
Repairs & Maintenance					
54604 REPAIR & MAINT-CANAL/LAKE	5,600	10,000	-	10,000	10,000
54608 REPAIR & MAINT - GENERAL	-	2,000	-	3,000	3,000
54614 REPAIR & MAINT - GATE	-	500	-	500	500
	5,600	12,500	-	13,500	13,500
Capital Outlay					
56304 GIS	6,206	10,928	11,372	-	-
	6,206	10,928	11,372	-	-
Debt Service					
57101 DEBT SERVICE-PRINCIPAL	224,469	232,462	1,747,449	294,800	66,496

UNIT 5 - HENRY ROLF / OKEECHOBEE CORRIDOR

Fund Name: UNIT 5 - MAINTENANCE FUND	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
57201 DEBT SERVICE-INTEREST	80,399	72,406	72,420	10,068	1,174
	304,868	304,868	1,819,869	304,868	67,670
Other					
59110 ADMINISTRAT TRANSFER OUT	63,599	81,766	61,137	80,558	80,558
59111 OPERATIONS TRANSFER OUT	2,669	3,432	2,566	3,381	3,381
59115 FUND EQUITY TRANSFER OUT	677,849	-	-	-	-
99999 Add'l cash required/(available) for budget	(565,572)	-	-	(1,437)	-
	178,545	85,198	63,703	82,502	83,939
TOTAL EXPENSES	**609,824**	**513,925**	**1,980,083**	**517,325**	**284,015**

	Tax per Assessable Unit				Number of Assessable Units	
			Incr/(Decr)			
	FYE 9/30/26	FYE 9/30/25	$	%	FYE 9/30/26	FYE 9/30/25
ALL NON EXEMPT PARCELS - Maint	$66.59	$66.15	$0.44	1%	8,161	8,161

Budget Highlights:

> A loan totalling $2,400,000 was issued in 2022 to fund the Jog Road culvert project. The project included replacement of culverts, slip lining and restoration. The loan was payable over 10 years, with 3.53% interest rate. Debt service for the loan is included the maintenance budget, but loan proceeds and expenditures were recorded separately in a Capital Projects Fund. The District was awarded a grant from the FDEP approximating $1,500,000 for construction costs which were originally funded through this loan. The project is complete, and the District worked with the FDEP to finalize the grant and receive payment. This budget reflects the application of the grant proceeds as a prepayment against the loan in August 2025. The loan prepayment resulted in future cash flow savings approximating $282,000, and accelerated the final payoff date from 8/1/2032 to 2/1/2027.

> The original development expenditures related to Northern's Geographic Information System ("GIS") had been categoried in the budget as capital outlay. However, ongoing license and maintenance costs related to Northern's GIS are categoried in the budget as contractual services.

> Chemical Weed Control (a/c 53403) contract allowed for annual extensions through FYE 9/30/25. A contract amendment was approved to allow for extensions through FY 9/30/30. The FY26 budget reflects a 4% increase with the renewal for FY26 due to the contractor's request for an increase.

> Contract work associated with mowing and landscaping (a/c #53409) was revised and rebid in March 2025. The revised contracts allow for annual extensions through FY 9/30/30. The proposed budget reflects the pricing of the revised contracts.

Budget Notes:

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

Improvements Maintained:

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

UNIT 5 - HENRY ROLF / OKEECHOBEE CORRIDOR

Debt Outstanding as of 9/30/25:

Description	Interest Rates	Outstanding	Final Maturity
2022 loan for culvert cleaning and restoration	3.53%	$361,296	8/1/2032

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

Year Ending September 30,	Principal	Interest	Total
2026	$294,800	$10,068	$304,868
2027	$66,496	$1,174	$67,670
Total	$361,296	$11,242	$372,538

UNIT 5A - VISTA CENTER OF PALM BEACH

Fund Name: UNIT 5A - MAINTENANCE FUND	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	860,399	1,048,515	1,048,515	1,049,544	1,651,475
	860,399	1,048,515	1,048,515	1,049,544	1,651,475
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(3,097)	(9,983)	(10,033)	(9,995)	(15,727)
54903 TAX DISCOUNT	(32,705)	(40,326)	(39,731)	(40,365)	(63,515)
	(35,802)	(50,309)	(49,764)	(50,360)	(79,242)
Other					
32900 PERMIT FEES	750	-	1,000	-	-
36110 INTEREST EARNINGS	44,624	-	43,453	-	-
36132 INTEREST EARNINGS-TAXES	1,135	-	1,007	-	-
	46,509	-	45,460	-	-
TOTAL REVENUES	**871,106**	**998,206**	**1,044,211**	**999,184**	**1,572,233**
EXPENSES					
Personnel Services					
59117 Personnel Services	123,202	121,355	123,425	165,182	170,137
	123,202	121,355	123,425	165,182	170,137
Contractual Services					
53101 ENGINEERING FEES	494	10,000	370	10,000	10,000
53109 LEGAL SERVICES	6,256	2,000	1,374	2,000	2,000
53201 AUDITORS SERVICES	1,169	1,296	1,142	1,335	1,335
53402 MARSH MAINT-LITTORAL ZONE	669	22,693	10,752	23,828	23,828
53403 CHEMICAL WEED CONTROL	38,229	39,376	39,376	41,345	41,345
53407 TRASH DISPOSAL	-	500	-	500	500
59126 Insurance	986	1,207	1,183	1,904	2,018
	47,803	77,072	54,197	80,912	81,026
Utilities					
54301 ELECTRICITY	14,141	15,226	11,575	15,987	16,467
	14,141	15,226	11,575	15,987	16,467
Supplies & Materials					
54905 LEGAL ADS	-	1,800	-	-	-
	-	1,800	-	-	-
Repairs & Maintenance					
54604 REPAIR & MAINT-CANAL/LAKE	-	5,000	-	5,000	5,000
54608 REPAIR & MAINT - GENERAL	-	5,000	900	7,000	7,000
54611 REPAIR & MAINT-ROADS	7,835	62,000	8,694	65,000	7,500
54613 REPAIR & MAINT-CULVERTS	-	375,000	27,368	350,000	500,000
54617 Repairs & Maint - Catch Basins	174,150	250,000	4,800	225,000	250,000
54623 R & M WATER STRUCTURES	-	3,000	-	3,000	3,000

UNIT 5A - VISTA CENTER OF PALM BEACH

Fund Name: UNIT 5A - MAINTENANCE FUND	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
	181,985	700,000	41,762	655,000	772,500
Capital Outlay					
56301 IMPRVMNTS OTHER THAN BLDG	-	-	-	-	100,000
56304 GIS	-	-	2,750	-	-
	-	-	2,750	-	100,000
Debt Service					
57101 DEBT SERVICE-PRINCIPAL	286,729	238,768	238,768	252,449	266,914
57201 DEBT SERVICE-INTEREST	102,013	149,974	149,974	136,293	121,828
	388,742	388,742	388,742	388,742	388,742
Other					
59110 ADMINISTRAT TRANSFER OUT	16,395	21,078	15,760	20,767	20,767
59111 OPERATIONS TRANSFER OUT	17,837	22,933	17,147	22,594	22,594
99999 Add'l cash required/(available) for budget	81,000	(350,000)	-	(350,000)	-
	115,232	(305,989)	32,907	(306,639)	43,361
TOTAL EXPENSES	**871,105**	**998,206**	**655,358**	**999,184**	**1,572,233**

	Tax per Assessable Unit				Number of Assessable Units	
	FYE 9/30/26	FYE 9/30/25	Incr/(Decr) $	Incr/(Decr) %	FYE 9/30/26	FYE 9/30/25
Business Park Vista Center - Maint	$563.79	$562.86	$0.93	0%	136	136
Emerald Dunes Condos - Maint	$278.71	$278.06	$0.65	0%	302	302
GOLF COURSE - Maint	$620.06	$619.08	$0.98	0%	128	128
INDUSTRIAL - Maint	$3,625.50	$3,621.57	$3.93	0%	196	196
Links at Emerald Dunes - Maint	$355.15	$354.43	$0.72	0%	185	185
Ventura Greens at Emerald Dunes - Maint	$575.01	$574.07	$0.94	0%	70	70
Villas at Emerald Dunes - Maint	$318.03	$317.35	$0.68	0%	184	184
Vista Center Condos - Maint	$1,252.89	$1,251.29	$1.60	0%	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) amended in March 2025 to allow extension through FYE 9/30/26, with option to renew annually four additional years. The FY26 budget reflects a 5% increase with the renewal for FY26 due to the contractor's request for an increase.

> 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. The FY26 budget represents a carryforward of the funds budgeted in FY25 that were not spent due to project delays.

> FY25 budget includes Repair & Maintenance- Catch Basins (a/c # 54617) $250,000 to reline system on Vista Parkway. The FY26 budget represents a carryforward of the funds budgeted in FY25 that were not spent due to project delays.

> 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 5A - VISTA CENTER OF PALM BEACH

- 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. 5A, Vista Center: 3 Fixed Structures; Lakes; Marshes; Uplands; Major Roadways; Culverts; 67 Street Lights; Landscaping; Irrigation.

Debt Outstanding as of 9/30/25:

Description	Interest Rates	Outstanding	Final Maturity
2023 Multi unit loan (culvert repairs)	5.65%	$2,474,504	8/1/2033

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

Year Ending September 30,	Principal	Interest	Total
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
2030	$315,474	$73,268	$388,742
THEREAFTER	$1,059,081	$107,146	$1,166,227
Total	$2,474,504	$635,435	$3,109,939

UNIT 5B - BAYWINDS

Fund Name: UNIT 5B - MAINTENANCE FUND	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	152,274	196,675	196,674	452,653	610,757
31903 Delinquent Taxes - Prior Year	-	-	202	-	-
	152,274	196,675	196,876	452,653	610,757
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(548)	(1,875)	(1,878)	(4,312)	(5,818)
54903 TAX DISCOUNT	(5,576)	(7,564)	(7,070)	(17,409)	(23,490)
	(6,124)	(9,439)	(8,948)	(21,721)	(29,308)
Other					
36110 INTEREST EARNINGS	10,700	-	11,483	-	-
36132 INTEREST EARNINGS-TAXES	206	-	261	-	-
	10,906	-	11,744	-	-
TOTAL REVENUES	**157,056**	**187,236**	**199,672**	**430,932**	**581,449**
EXPENSES					
Personnel Services					
59117 Personnel Services	28,601	36,243	24,874	31,837	32,792
	28,601	36,243	24,874	31,837	32,792
Contractual Services					
53101 ENGINEERING FEES	-	1,000	-	15,000	20,000
53109 LEGAL SERVICES	-	500	319	1,500	1,500
53115 FINANCIAL CONS./ADVISOR	100	200	233	200	200
53201 AUDITORS SERVICES	660	731	644	753	753
53407 TRASH DISPOSAL	-	500	-	500	500
53409 MOWING AND LANDSCAPING	5,309	5,734	5,734	4,338	4,338
57301 TRUSTEE FEES	1,250	1,250	1,500	-	-
59126 Insurance	7,553	9,282	9,097	10,247	10,862
	14,872	19,197	17,527	32,538	38,153
Utilities					
54301 ELECTRICITY	3,423	6,240	2,043	6,552	6,749
	3,423	6,240	2,043	6,552	6,749
Supplies & Materials					
55201 FUEL-PUMP STATIONS	-	3,095	350	3,095	3,095
	-	3,095	350	3,095	3,095
Repairs & Maintenance					
54602 REPAIR & MAINT-PUMP STATN	697	25,700	337	30,000	30,000
54606 REPAIR & MAINT-BLDG	-	5,000	82	6,000	6,000
54608 REPAIR & MAINT - GENERAL	425	5,000	375	1,000	1,000
54610 REPAIR & MAINT-TELEMETRY	2,993	5,000	1,197	5,000	5,000
54619 R&M-GENERATORS	3,147	15,500	2,332	15,500	15,500
54623 R & M WATER STRUCTURES	-	1,000	-	1,000	1,000

UNIT 5B - BAYWINDS

Fund Name: UNIT 5B - MAINTENANCE FUND	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
	7,262	57,200	4,323	58,500	58,500
Capital Outlay					
56301 IMPRVMNTS OTHER THAN BLDG	-	-	-	-	325,000
56401 MACHINERY & EQUIPMENT	-	93,750	150,407	95,000	103,750
	-	93,750	150,407	95,000	428,750
Other					
59110 ADMINISTRAT TRANSFER OUT	6,907	8,879	6,639	8,748	8,748
59111 OPERATIONS TRANSFER OUT	3,681	4,732	3,538	4,662	4,662
99999 Add'l cash required/(available) for budget	92,311	(42,100)	-	190,000	-
	102,899	(28,489)	10,177	203,410	13,410
TOTAL EXPENSES	**157,057**	**187,236**	**209,701**	**430,932**	**581,449**

Fund Name: UNIT 5B - DEBT FUND	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	402,053	391,726	391,726	-	-
31903 Delinquent Taxes - Prior Year	-	-	335	-	-
	402,053	391,726	392,061	-	-
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(1,446)	(3,729)	(3,741)	-	-
54903 TAX DISCOUNT	(14,716)	(15,066)	(14,076)	-	-
	(16,162)	(18,795)	(17,817)	-	-
Other					
36110 INTEREST EARNINGS	8,759	-	7,501	-	-
36132 INTEREST EARNINGS-TAXES	544	-	514	-	-
	9,303	-	8,015	-	-
TOTAL REVENUES	**395,194**	**372,931**	**382,259**	**-**	**-**
EXPENSES					
Debt Service					
57101 DEBT SERVICE-PRINCIPAL	376,165	384,553	384,553	-	-
57201 DEBT SERVICE-INTEREST	16,964	8,576	8,576	-	-
	393,129	393,129	393,129	-	-
Other					
99999 Add'l cash required/(available) for budget	2,065	(20,198)	-	-	-
	2,065	(20,198)	-	-	-
TOTAL EXPENSES	**395,194**	**372,931**	**393,129**	**-**	**-**

UNIT 5B - BAYWINDS

	Tax per Assessable Unit		Incr/(Decr)		Number of Assessable Units	
	FYE 9/30/26	FYE 9/30/25	$	%	FYE 9/30/26	FYE 9/30/25
COMMERCIAL - Maint	$2,807.70	$1,257.14				
COMMERCIAL - Debt	$0.00	$2,372.17				
Total	$2,807.70	$3,629.31	($821.61)	-23%	7	7
Mezzano Condo - Maint	$173.19	$112.47				
Mezzano Condo - Debt	$0.00	$92.25				
Total	$173.19	$204.72	($31.53)	-15%	240	240
RESIDENTIAL - Maint	$443.56	$229.94				
RESIDENTIAL - Debt	$0.00	$326.23				
Total	$443.56	$556.17	($112.61)	-20%	1,082	1,082

Budget Highlights:

> FY25 was the last year of debt service assessments.

> Legal expense (a/c #53109) increased for services related to control panels bid.

> Contract work associated with mowing and landscaping (a/c #53409) was revised and rebid in March 2025. The revised contracts allow for annual extensions through FY 9/30/30. The proposed budget reflects the pricing of the revised contracts.

> Electricity expense (a/c #54301) can fluctuate significantly depending on how much pumps are run. The budget is based upon 3 year history along with an estimated rate increase.

> The FY26 budget for Machinery & Equipment (a/c# 56401) is for a fuel tank replacement, and a fuel polisher unit. The FY25 budget was to complete a purchase of a 125 KW generator replacement.

Budget Notes:

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

UNIT 5C - RIVERWALK

Fund Name: UNIT 5C - MAINTENANCE FUND	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	52,766	68,992	68,992	69,006	73,033
	52,766	68,992	68,992	69,006	73,033
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(189)	(658)	(655)	(659)	(697)
54903 TAX DISCOUNT	(1,933)	(2,653)	(2,509)	(2,654)	(2,809)
	(2,122)	(3,311)	(3,164)	(3,313)	(3,506)
Other					
36110 INTEREST EARNINGS	11,521	-	9,708	-	-
36132 INTEREST EARNINGS-TAXES	81	-	87	-	-
	11,602	-	9,795	-	-
TOTAL REVENUES	**62,246**	**65,681**	**75,623**	**65,693**	**69,527**
EXPENSES					
Personnel Services					
59117 Personnel Services	16,476	19,681	14,350	19,255	19,833
	16,476	19,681	14,350	19,255	19,833
Contractual Services					
53101 ENGINEERING FEES	-	1,000	-	1,000	1,000
53109 LEGAL SERVICES	-	500	-	500	500
53201 AUDITORS SERVICES	479	531	468	547	547
53407 TRASH DISPOSAL	3,400	3,400	3,000	500	500
53409 MOWING AND LANDSCAPING	1,166	1,260	1,260	3,260	3,260
59126 Insurance	3,153	3,735	3,661	4,063	4,307
	8,198	10,426	8,389	9,870	10,114
Utilities					
54301 ELECTRICITY	356	374	260	393	405
	356	374	260	393	405
Repairs & Maintenance					
54604 REPAIR & MAINT-CANAL/LAKE	-	5,000	-	5,000	5,000
54608 REPAIR & MAINT - GENERAL	175	5,000	-	3,000	3,000
54610 REPAIR & MAINT-TELEMETRY	188	5,000	5,000	5,000	5,000
54613 REPAIR & MAINT-CULVERTS	-	3,000	755	15,000	20,000
54614 REPAIR & MAINT - GATE	-	2,500	-	2,500	2,500
54623 R & M WATER STRUCTURES	-	2,000	-	2,000	2,000
	363	22,500	5,755	32,500	37,500
Capital Outlay					
56301 IMPRVMNTS OTHER THAN BLDG	9,600	30,000	20,750	-	-
	9,600	30,000	20,750	-	-
Other					

UNIT 5C - RIVERWALK

Fund Name: UNIT 5C - MAINTENANCE FUND	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
59110 ADMINISTRAT TRANSFER OUT	939	1,207	902	1,189	1,189
59111 OPERATIONS TRANSFER OUT	384	493	369	486	486
99999 Add'l cash required/(available) for budget	25,930	(19,000)	-	2,000	-
	27,253	(17,300)	1,271	3,675	1,675
TOTAL EXPENSES	**62,246**	**65,681**	**50,775**	**65,693**	**69,527**

	Tax per Assessable Unit				Number of Assessable Units	
	FYE 9/30/26	FYE 9/30/25	Incr/(Decr) $	Incr/(Decr) %	FYE 9/30/26	FYE 9/30/25
RESIDENTIAL - Maint	$117.07	$116.62				
Total	$117.07	$116.62	$0.45	0%	1,367	1,367

Budget Highlights:

> Trash Disposal (a/c 53407) decrease is attributable to revising and rebidding the contracts associated with mowing and landscaping (a/c #53409).

> Contract work associated with mowing and landscaping (a/c #53409) was revised and rebid in March 2025. The revised contracts allow for annual extensions through FY 9/30/30. The proposed budget reflects the pricing of the revised contracts.

> 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.

> Budgeted Repair & Maintenance- Culverts (a/c #54613) includes diving inspections on various culverts in accordance with maintenance schedule.

> FY25 budget for Imprvmnts Other Than Bldg (a/c # 56301) was to repair the access to the RTU site at the intake from water catchment into Riverwalk.

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; 1 Telemerty Station; Lake Interconnect Pipes/ Culverts.

UNIT 5D - ANDROS ISLE

Fund Name: UNIT 5D - MAINTENANCE FUND

	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	136,969	204,153	204,153	219,907	191,385
	136,969	204,153	204,153	219,907	191,385
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(494)	(1,806)	(1,940)	(2,095)	(1,823)
54903 TAX DISCOUNT	(5,022)	(7,852)	(7,531)	(8,458)	(7,361)
	(5,516)	(9,658)	(9,471)	(10,553)	(9,184)
Other					
36110 INTEREST EARNINGS	13,271	-	12,648	-	-
36132 INTEREST EARNINGS-TAXES	193	-	260	-	-
	13,464	-	12,908	-	-
TOTAL REVENUES	**144,917**	**194,495**	**207,590**	**209,354**	**182,201**
EXPENSES					
Personnel Services					
59117 Personnel Services	27,999	32,140	23,771	30,307	31,216
	27,999	32,140	23,771	30,307	31,216
Contractual Services					
53101 ENGINEERING FEES	-	1,000	18,000	1,000	1,000
53109 LEGAL SERVICES	-	500	319	500	500
53201 AUDITORS SERVICES	758	840	740	865	865
53407 TRASH DISPOSAL	-	1,000	-	1,000	1,000
53409 MOWING AND LANDSCAPING	2,771	2,993	2,993	3,478	3,478
59126 Insurance	4,615	5,674	5,561	6,115	6,482
	8,144	12,007	27,613	12,958	13,325
Utilities					
54301 ELECTRICITY	2,419	5,200	1,667	5,460	5,624
	2,419	5,200	1,667	5,460	5,624
Supplies & Materials					
54908 GOV'MNTL REGISTRATION FEE	-	-	-	45	45
55201 FUEL-PUMP STATIONS	-	3,095	350	3,095	3,095
55206 MISCELLANEOUS SUPPLIES	10	-	-	-	-
	10	3,095	350	3,140	3,140
Repairs & Maintenance					
54602 REPAIR & MAINT-PUMP STATN	907	25,700	27,556	30,000	30,000
54604 REPAIR & MAINT-CANAL/LAKE	5,540	2,500	1,620	2,500	2,500
54606 REPAIR & MAINT-BLDG	-	3,000	450	3,000	3,000
54608 REPAIR & MAINT - GENERAL	300	5,000	1,900	1,000	1,000
54610 REPAIR & MAINT-TELEMETRY	673	5,000	127	5,500	5,500
54614 REPAIR & MAINT - GATE	-	2,500	2,500	2,500	2,500
54619 R&M-GENERATORS	6,632	15,500	2,332	15,500	15,500

UNIT 5D - ANDROS ISLE

Fund Name: UNIT 5D - MAINTENANCE FUND	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
54623 R & M WATER STRUCTURES	-	1,600	-	1,600	1,600
	14,052	60,800	36,485	61,600	61,600
Capital Outlay					
56401 MACHINERY & EQUIPMENT	28,425	-	144,669	-	-
	28,425	-	144,669	-	-
Debt Service					
57101 DEBT SERVICE-PRINCIPAL	-	29,252	-	23,412	25,566
57201 DEBT SERVICE-INTEREST	-	39,744	-	31,808	29,654
	-	68,996	-	55,220	55,220
Other					
59110 ADMINISTRAT TRANSFER OUT	6,270	8,061	6,027	7,942	7,942
59111 OPERATIONS TRANSFER OUT	3,264	4,196	3,137	4,134	4,134
99999 Add'l cash required/(available) for budget	54,336	-	-	28,593	-
	63,870	12,257	9,164	40,669	12,076
TOTAL EXPENSES	**144,919**	**194,495**	**243,719**	**209,354**	**182,201**

	Tax per Assessable Unit				Number of Assessable Units	
	FYE 9/30/26	FYE 9/30/25	Incr/(Decr) $	Incr/(Decr) %	FYE 9/30/26	FYE 9/30/25
COMMERCIAL/AC - Maint	$229.37	$214.57				
Total	$229.37	$214.57	$14.80	7%	32	32
RESIDENTIAL - Maint	$306.41	$288.95				
Total	$306.41	$288.95	$17.46	6%	881	881
San Michele condo - Maint	$77.98	$76.54				
Total	$77.98	$76.54	$1.44	2%	300	300

Budget Highlights:

> The FY25 Budget included a new proposed loan approximating $450,000 for the pump station control panel and generator replacement. It was later decided to use undesignated fund balance to cover the cost of the generator replacement, and revise the new proposed loan amount to approximately $360,000. 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.

> Contract work associated with mowing and landscaping (a/c #53409) was revised and rebid in March 2025. The revised contracts allow for annual extensions through FY 9/30/30. The proposed budget reflects the pricing of the revised contracts.

> Electricity expense (a/c #54301) can fluctuate significantly depending on how much pumps are run. The budget is based upon 3 year history along with an estimated rate 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.
- Because this unit overlaps Unit 5, the Unit 5 budget and tax rates are also applicable. The rates shown above are cumulative.

UNIT 5D - ANDROS ISLE

- 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 9/30/25:

Description	Interest Rates	Outstanding	Final Maturity
Proposed loan for pump station control panel	9%	$360,000	8/1/2035

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

Year Ending September 30,	Principal	Interest	Total
2026	$23,412	$31,808	$55,220
2027	$25,566	$29,654	$55,220
2028	$27,919	$27,301	$55,220
2029	$30,488	$24,732	$55,220
2030	$33,294	$21,926	$55,220
THEREAFTER	$219,321	$57,630	$276,951
Total	$360,000	$193,051	$553,051

UNIT 7 - DYER BOULEVARD

Fund Name: UNIT 7 - MAINTENANCE FUND	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	130,993	138,228	138,165	153,528	285,480
31903 Delinquent Taxes - Prior Year	-	-	47	-	-
	130,993	138,228	138,212	153,528	285,480
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(471)	(1,310)	(1,315)	(1,470)	(2,733)
54903 TAX DISCOUNT	(4,879)	(5,316)	(5,088)	(5,905)	(10,980)
	(5,350)	(6,626)	(6,403)	(7,375)	(13,713)
Other					
32900 PERMIT FEES	500	-	750	-	-
32901 PLAT FEES	632	-	-	-	-
33003 Intgov'l rct - Exp Reimbursemt	13,246	-	(8,036)	-	-
36110 INTEREST EARNINGS	18,678	-	15,672	-	-
36132 INTEREST EARNINGS-TAXES	182	-	182	-	-
	33,238	-	8,568	-	-
TOTAL REVENUES	**158,881**	**131,602**	**140,377**	**146,153**	**271,767**
EXPENSES					
Personnel Services					
59117 Personnel Services	22,147	27,679	18,514	24,103	24,826
	22,147	27,679	18,514	24,103	24,826
Contractual Services					
53101 ENGINEERING FEES	-	1,000	16,282	1,000	1,000
53109 LEGAL SERVICES	-	500	-	500	500
53114 WATER QUALITY	5,168	4,513	4,513	5,994	5,994
53117 GIS	-	-	-	4,202	4,202
53118 OTHER PROFESSIONAL SVCS	-	-	-	1,000	1,000
53201 AUDITORS SERVICES	609	675	595	695	695
53403 CHEMICAL WEED CONTROL	5,789	6,020	6,021	6,261	6,261
53407 TRASH DISPOSAL	-	1,500	-	1,500	1,500
53409 MOWING AND LANDSCAPING	16,842	18,021	18,021	5,650	5,650
59126 Insurance	4,994	4,467	4,378	5,039	5,342
	33,402	36,696	49,810	31,841	32,144
Utilities					
54301 ELECTRICITY	363	374	260	393	405
	363	374	260	393	405
Repairs & Maintenance					
54604 REPAIR & MAINT-CANAL/LAKE	-	5,000	4,500	5,000	5,000
54608 REPAIR & MAINT - GENERAL	22	1,000	-	3,000	3,000
54610 REPAIR & MAINT-TELEMETRY	-	1,500	-	1,500	1,500
54614 REPAIR & MAINT - GATE	-	1,500	-	1,500	1,500
54623 R & M WATER STRUCTURES	-	1,000	-	1,000	1,000

UNIT 7 - DYER BOULEVARD

Fund Name: UNIT 7 - MAINTENANCE FUND	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
	22	10,000	4,500	12,000	12,000
Capital Outlay					
56301 IMPRVMNTS OTHER THAN BLDG	9,300	13,500	7,500	-	-
56304 GIS	2,138	3,745	3,899	-	-
	11,438	17,245	11,399	-	-
Debt Service					
57101 DEBT SERVICE-PRINCIPAL	-	-	-	69,264	75,638
57201 DEBT SERVICE-INTEREST	-	-	-	94,105	87,731
	-	-	-	163,369	163,369
Other					
59110 ADMINISTRAT TRANSFER OUT	21,455	27,584	20,625	27,177	27,177
59111 OPERATIONS TRANSFER OUT	9,353	12,024	8,990	11,846	11,846
99999 Add'l cash required/(available) for budget	60,701	-	-	(124,576)	-
	91,509	39,608	29,615	(85,553)	39,023
TOTAL EXPENSES	**158,881**	**131,602**	**114,098**	**146,153**	**271,767**

	Tax per Assessable Unit				Number of Assessable Units	
			Incr/(Decr)			
	FYE 9/30/26	FYE 9/30/25	$	%	FYE 9/30/26	FYE 9/30/25
ALL NON EXEMPT PARCELS - Maint	$54.91	$49.42	$5.49	11%	2,796	2,797

Budget Highlights:

> New loan approximating $1,060,000 to cover Unit 7's share of proposed multi unit culvert work. Cost sharing % = 44/46/9 split between units 1/7/24 respectively. 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.

> Engineering (a/c #53101) includes services to study an outfall structure which also provides outfall to Units 1 and 24. The cost of the project being allocated among the affected Units of Development based on acreage.

> The original development expenditures related to Northern's Geographic Information System ("GIS") had been categoried in the budget as capital outlay. However, ongoing license and maintenance costs related to Northern's GIS are categoried in the budget as contractual services.

> The budget for Other Professional Svcs (a/c #53118) is for FRDAP grant application assistance from the District's professional grant writer.

> Chemical Weed Control (a/c 53403) contract allowed for annual extensions through FYE 9/30/25. A contract amendment was approved to allow for extensions through FY 9/30/30. The FY26 budget reflects a 4% increase with the renewal for FY26 due to the contractor's request for an increase.

> Contract work associated with mowing and landscaping (a/c #53409) was revised and rebid in March 2025. The revised contracts allow for annual extensions through FY 9/30/30. The proposed budget reflects the pricing of the revised contracts.

> Budgeted Repair & Maintenance - Culverts (a/c# 54613) includes slip lining of culverts. These culverts also take water from Units 1 and 24. The cost of the project will be allocated among the affected Units of Development based on acreage.

> FY25 budget for Improvements Other than Building (a/c #56301) was for new access gate at east side of EPB-9.

> 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 7 - DYER BOULEVARD

- 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 Rain Gauge.

Debt Outstanding as of 9/30/25:

Description	Interest Rates	Outstanding	Final Maturity
Proposed loan for multi-unit culvert work	9%	$1,060,000	8/1/2035

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

Year Ending September 30,	Principal	Interest	Total
2026	$69,264	$94,105	$163,369
2027	$75,638	$87,731	$163,369
2028	$82,599	$80,771	$163,370
2029	$90,200	$73,170	$163,370
2030	$98,501	$64,869	$163,370
THEREAFTER	$643,798	$170,499	$814,297
Total	$1,060,000	$571,145	$1,631,145

UNIT 9 - ADMIRAL'S COVE

Fund Name: UNIT 9 - MAINTENANCE FUND	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	137,492	149,277	149,277	155,783	156,908
31901 AGREEMENT ASSESSMENTS	3,915	4,250	4,250	4,435	4,467
	141,407	153,527	153,527	160,218	161,375
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(496)	(1,425)	(1,430)	(1,490)	(1,501)
54903 TAX DISCOUNT	(5,105)	(5,741)	(5,550)	(5,991)	(6,034)
54904 UNIQUE ASSMTS DISCOUNT	(157)	(204)	(170)	(213)	(215)
	(5,758)	(7,370)	(7,150)	(7,694)	(7,750)
Other					
36110 INTEREST EARNINGS	16,854	-	14,683	-	-
36132 INTEREST EARNINGS-TAXES	177	-	156	-	-
	17,031	-	14,839	-	-
TOTAL REVENUES	**152,680**	**146,157**	**161,216**	**152,524**	**153,625**
EXPENSES					
Personnel Services					
59117 Personnel Services	20,291	26,110	18,137	23,693	24,404
	20,291	26,110	18,137	23,693	24,404
Contractual Services					
53101 ENGINEERING FEES	-	1,000	-	1,000	1,000
53109 LEGAL SERVICES	-	500	-	500	500
53114 WATER QUALITY	4,992	6,549	8,105	6,654	6,654
53117 GIS	-	-	-	2,710	2,710
53201 AUDITORS SERVICES	636	705	621	726	726
53403 CHEMICAL WEED CONTROL	3,930	4,087	4,087	4,250	4,250
53406 SECURITY SERVICES	377	-	420	420	420
53407 TRASH DISPOSAL	-	5,000	2,000	1,500	1,500
53409 MOWING AND LANDSCAPING	6,056	6,480	6,480	11,260	11,260
59126 Insurance	4,244	4,081	4,000	4,510	4,781
	20,235	28,402	25,713	33,530	33,801
Utilities					
54301 ELECTRICITY	381	437	279	459	473
	381	437	279	459	473
Repairs & Maintenance					
54604 REPAIR & MAINT-CANAL/LAKE	-	5,000	-	5,000	5,000
54608 REPAIR & MAINT - GENERAL	230	5,000	1,903	3,000	3,000
54610 REPAIR & MAINT-TELEMETRY	188	5,000	255	5,000	5,000
54613 REPAIR & MAINT-CULVERTS	-	20,000	-	20,000	20,000
54614 REPAIR & MAINT - GATE	-	1,500	1,500	1,500	1,500
54623 R & M WATER STRUCTURES	500	4,000	500	4,000	4,000

UNIT 9 - ADMIRAL'S COVE

Fund Name: UNIT 9 - MAINTENANCE FUND	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
	918	40,500	4,158	38,500	38,500
Capital Outlay					
56304 GIS	1,257	2,415	2,513	-	-
56401 MACHINERY & EQUIPMENT	11,472	-	-	-	-
	12,729	2,415	2,513	-	-
Other					
59110 ADMINISTRAT TRANSFER OUT	34,148	43,902	32,826	43,254	43,254
59111 OPERATIONS TRANSFER OUT	10,416	13,391	10,013	13,193	13,193
99999 Add'l cash required/(available) for budget	53,561	(9,000)	-	(105)	-
	98,125	48,293	42,839	56,342	56,447
TOTAL EXPENSES	**152,679**	**146,157**	**93,639**	**152,524**	**153,625**

	Tax per Assessable Unit				Number of Assessable Units	
	FYE 9/30/26	FYE 9/30/25	Incr/(Decr) $	Incr/(Decr) %	FYE 9/30/26	FYE 9/30/25
ALL NON EXEMPT PARCELS - Maint	$88.83	$85.12	$3.71	4%	1,804	1,804

Budget Highlights:

> The original development expenditures related to Northern's Geographic Information System ("GIS") had been categoried in the budget as capital outlay. However, ongoing license and maintenance costs related to Northern's GIS are categoried in the budget as contractual services.

> Chemical Weed Control (a/c 53403) contract allowed for annual extensions through FYE 9/30/25. A contract amendment was approved to allow for extensions through FY 9/30/30. The FY26 budget reflects a 4% increase with the renewal for FY26 due to the contractor's request for an increase.

> FY26 budget for Security Services (a/c # 53406) represents estimate for operating costs related to camera system installed for structure monitoring in FY24.

> Trash Disposal (a/c 53407) decrease is attributable to revising and rebidding the contracts associated with mowing and landscaping (a/c #53409).

> Contract work associated with mowing and landscaping (a/c #53409) was revised and rebid in March 2025. The revised contracts allow for annual extensions through FY 9/30/30. The proposed budget reflects the pricing of the revised contracts.

> 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.
- 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:

UNIT 9 - ADMIRAL'S COVE

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

UNIT 9A - ABACOA I

Fund Name: UNIT 9A - MAINTENANCE FUND	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	1,187,218	1,359,065	1,359,066	1,624,117	1,163,346
31901 AGREEMENT ASSESSMENTS	5,274	4,550	5,432	5,594	4,007
31903 Delinquent Taxes - Prior Year	292	-	-	-	-
	1,192,784	1,363,615	1,364,498	1,629,711	1,167,353
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(4,287)	(12,941)	(13,006)	(15,463)	(11,076)
54903 TAX DISCOUNT	(42,943)	(52,270)	(49,283)	(62,464)	(44,743)
	(47,230)	(65,211)	(62,289)	(77,927)	(55,819)
Other					
32900 PERMIT FEES	250	-	250	-	-
33454 FDEP FRDAP Grant	36,668	-	-	-	-
36110 INTEREST EARNINGS	66,837	-	62,779	-	-
36132 INTEREST EARNINGS-TAXES	1,702	-	1,527	-	-
	105,457	-	64,556	-	-
TOTAL REVENUES	**1,251,011**	**1,298,404**	**1,366,765**	**1,551,784**	**1,111,534**
EXPENSES					
Personnel Services					
59117 Personnel Services	170,544	203,205	149,887	200,052	206,054
	170,544	203,205	149,887	200,052	206,054
Contractual Services					
53101 ENGINEERING FEES	-	35,000	30,542	125,000	125,000
53109 LEGAL SERVICES	-	1,500	261	1,500	1,500
53114 WATER QUALITY	1,540	2,384	3,327	2,461	2,461
53118 OTHER PROFESSIONAL SVCS	-	-	6,500	-	-
53201 AUDITORS SERVICES	3,700	4,101	3,614	4,224	4,224
53403 CHEMICAL WEED CONTROL	39,536	43,785	43,785	45,975	45,975
53407 TRASH DISPOSAL	-	500	-	500	500
53409 MOWING AND LANDSCAPING	12,568	13,477	13,477	13,018	13,018
53413 PRESERVE/EXOTIC MAINT	237,698	276,860	288,115	401,263	30,000
53414 UPLAND MAINTENANCE	30,689	35,896	35,896	37,691	37,691
59126 Insurance	18,081	21,986	21,548	23,554	24,968
	343,812	435,489	447,065	655,186	285,337
Utilities					
54301 ELECTRICITY	122,476	135,542	91,406	142,319	146,589
	122,476	135,542	91,406	142,319	146,589
Repairs & Maintenance					
54601 REPAIR & MAINT-AERATORS	107,470	119,025	108,384	158,820	158,820
54604 REPAIR & MAINT-CANAL/LAKE	7,350	5,000	2,250	5,000	5,000
54606 REPAIR & MAINT-BLDG	-	5,000	-	7,500	7,500
54608 REPAIR & MAINT - GENERAL	800	4,000	3,136	3,000	13,000

UNIT 9A - ABACOA I

Fund Name: UNIT 9A - MAINTENANCE FUND	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
54610 REPAIR & MAINT-TELEMETRY	1,409	25,500	535	25,500	25,500
54611 REPAIR & MAINT-ROADS	-	50,000	10,675	50,000	25,000
54613 REPAIR & MAINT-CULVERTS	-	50,000	-	20,000	20,000
54614 REPAIR & MAINT - GATE	-	1,500	1,500	1,500	1,500
54618 R&M-AERATOR REFURBISHMENTS	12,164	14,500	14,185	15,000	15,000
54620 R & M - Preserve Structures	-	150,000	145,746	250,000	150,000
54622 REPAIR & MAINT- RTU GATES	980	-	-	-	-
54623 R & M WATER STRUCTURES	-	25,000	-	15,000	15,000
	130,173	449,525	286,411	551,320	436,320
Capital Outlay					
56301 IMPRVMNTS OTHER THAN BLDG	-	-	-	800,000	10,000
56304 GIS	125	-	875	-	-
56401 MACHINERY & EQUIPMENT	68,911	73,500	77,333	75,750	-
	69,036	73,500	78,208	875,750	10,000
Other					
59110 ADMINISTRAT TRANSFER OUT	13,499	17,355	12,976	17,099	17,099
59111 OPERATIONS TRANSFER OUT	8,002	10,288	7,692	10,135	10,135
99999 Add'l cash required/(available) for budget	393,469	(26,500)	-	(900,077)	-
	414,970	1,143	20,668	(872,843)	27,234
TOTAL EXPENSES	**1,251,011**	**1,298,404**	**1,073,645**	**1,551,784**	**1,111,534**

Fund Name: UNIT 9A - DEBT FUND	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	2,891,253	2,846,773	2,846,780	2,824,488	2,973,544
31903 Delinquent Taxes - Prior Year	648	-	-	-	-
	2,891,901	2,846,773	2,846,780	2,824,488	2,973,544
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(10,441)	(27,105)	(27,243)	(26,899)	(28,318)
54903 TAX DISCOUNT	(104,590)	(109,487)	(103,232)	(108,630)	(114,363)
	(115,031)	(136,592)	(130,475)	(135,529)	(142,681)
Other					
36110 INTEREST EARNINGS	70,236	-	65,785	-	-
36132 INTEREST EARNINGS-TAXES	4,131	-	3,190	-	-
	74,367	-	68,975	-	-
TOTAL REVENUES	**2,851,237**	**2,710,181**	**2,785,280**	**2,688,959**	**2,830,863**
EXPENSES					
Debt Service					
57101 DEBT SERVICE-PRINCIPAL	2,519,096	2,593,661	2,593,661	2,670,433	2,749,478
57201 DEBT SERVICE-INTEREST	311,767	237,202	237,202	160,429	81,385

UNIT 9A - ABACOA I

Fund Name: UNIT 9A - DEBT FUND	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
	2,830,863	2,830,863	2,830,863	2,830,862	2,830,863
Other					
99999 Add'l cash required/(available) for budget	20,374	(120,682)	-	(141,903)	-
	20,374	(120,682)	-	(141,903)	-
TOTAL EXPENSES	**2,851,237**	**2,710,181**	**2,830,863**	**2,688,959**	**2,830,863**

	Tax per Assessable Unit				Number of Assessable Units	
	FYE 9/30/26	FYE 9/30/25	Incr/(Decr) $	Incr/(Decr) %	FYE 9/30/26	FYE 9/30/25
COMMERCIAL/AC - Maint	$5,661.59	$5,142.83				
COMMERCIAL/AC - Debt	$7,756.63	$7,707.41				
Total	$13,418.22	$12,850.24	$567.98	4%	218	218
GOLF COURSE/AC - Maint	$566.40	$502.74				
GOLF COURSE/AC - Debt	$742.29	$743.11				
Total	$1,308.69	$1,245.85	$62.84	5%	169	169
RESIDENTIAL/AC - Maint	$1,774.99	$1,595.45				
RESIDENTIAL/AC - Debt	$2,445.02	$2,436.50				
Total	$4,220.01	$4,031.95	$188.06	5%	943	943

Budget Highlights:

> FY26 budget for Engineering (a/c #53101) consists of $100k for engineering associated with the rebuilding of a dry detention bridge, and $25k for the lake liner construction phase

> 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 FY26 budget reflects a 5% increase with the renewal for FY26 due to the contractor's request for an increase, and the addition of 50 additional 5-man crew days.

> Contract work associated with mowing and landscaping (a/c #53409) was revised and rebid in March 2025. The revised contracts allow for annual extensions through FY 9/30/30. The proposed budget reflects the pricing of the revised contracts.

> 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. In December 2024, grant proceeds from the Florida Recreational Development Assistance Program (FRDAP) totalling approximately $37,000 were received for preserve structure repairs completed in FY23. Another FRDAP grant application is in process for financial assistance with cost of improvements to the pedestrian preserve trail. The grant being applied for will provide up to 50% of $375,000.

> FY26 budget for Improvements Other than Building (a/c #56301) is for the lake liner project.

> FY26 budget includes $75,750 for 3 new aerators in Machinery & Equipment (a/c# 56401). The FY25 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 Jupter 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; 45 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 9/30/25:

Description	Interest Rates	Outstanding	Final Maturity
Water Cntrl and Impr Refunding Bonds - Series 2013	2.96%	$5,419,911	8/1/2027

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

Year Ending September 30,	Principal	Interest	Total
2026	$2,670,433	$160,429	$2,830,862
2027	$2,749,479	$81,385	$2,830,864
Total	$5,419,912	$241,814	$5,661,726

UNIT 9B - ABACOA II

Fund Name: UNIT 9B - MAINTENANCE FUND	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	967,758	1,238,837	1,238,838	1,262,073	829,304
31903 Delinquent Taxes - Prior Year	292	-	-	-	-
	968,050	1,238,837	1,238,838	1,262,073	829,304
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(3,495)	(11,794)	(11,852)	(12,015)	(7,895)
54903 TAX DISCOUNT	(34,828)	(47,646)	(44,763)	(48,539)	(31,895)
	(38,323)	(59,440)	(56,615)	(60,554)	(39,790)
Other					
36110 INTEREST EARNINGS	51,727	-	49,398	-	-
36132 INTEREST EARNINGS-TAXES	1,417	-	1,403	-	-
	53,144	-	50,801	-	-
TOTAL REVENUES	**982,871**	**1,179,397**	**1,233,024**	**1,201,519**	**789,514**
EXPENSES					
Personnel Services					
59117 Personnel Services	169,883	183,161	164,979	220,371	226,982
	169,883	183,161	164,979	220,371	226,982
Contractual Services					
53101 ENGINEERING FEES	31,630	1,000	79,485	1,000	1,000
53109 LEGAL SERVICES	-	1,000	1,133	1,000	1,000
53115 FINANCIAL CONS./ADVISOR	100	200	233	200	200
53118 OTHER PROFESSIONAL SVCS	1,500	-	-	3,000	3,000
53201 AUDITORS SERVICES	2,887	3,199	2,819	3,295	3,295
53403 CHEMICAL WEED CONTROL	16,890	18,705	18,705	19,641	19,641
53407 TRASH DISPOSAL	-	1,000	-	1,000	1,000
53409 MOWING AND LANDSCAPING	2,635	2,846	2,846	2,910	2,910
53413 PRESERVE/EXOTIC MAINT	234,998	276,860	300,624	401,263	30,000
53414 UPLAND MAINTENANCE	75,018	87,746	87,746	92,133	92,133
57301 TRUSTEE FEES	1,275	1,250	1,300	1,250	1,250
59126 Insurance	5,873	6,884	6,747	7,469	7,917
	372,806	400,690	501,638	534,161	163,346
Utilities					
54301 ELECTRICITY	71,143	75,840	56,515	81,632	84,081
	71,143	75,840	56,515	81,632	84,081
Repairs & Maintenance					
54601 REPAIR & MAINT-AERATORS	64,806	52,900	52,878	61,800	61,800
54604 REPAIR & MAINT-CANAL/LAKE	-	5,000	-	5,000	5,000
54606 REPAIR & MAINT-BLDG	-	5,000	-	7,500	7,500
54608 REPAIR & MAINT - GENERAL	610	8,000	2,910	3,000	3,000
54610 REPAIR & MAINT-TELEMETRY	1,625	10,000	764	10,000	10,000
54611 REPAIR & MAINT-ROADS	-	50,000	-	50,000	25,000

UNIT 9B - ABACOA II

Fund Name: UNIT 9B - MAINTENANCE FUND	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
54613 REPAIR & MAINT-CULVERTS	-	20,000	-	20,000	10,000
54614 REPAIR & MAINT - GATE	1,850	1,500	1,500	-	-
54618 R&M-AERATOR REFURBISHMENTS	6,082	7,250	7,093	7,500	7,500
54620 R & M - Preserve Structures	100,035	300,000	240,114	440,000	150,000
54623 R & M WATER STRUCTURES	-	8,000	170	8,000	8,000
54624 R&M-PRESERVE STRUCTURES/INLETS	25	10,560	-	10,560	10,560
	175,033	478,210	305,429	623,360	298,360
Capital Outlay					
56401 MACHINERY & EQUIPMENT	-	24,500	24,486	25,250	-
	-	24,500	24,486	25,250	-
Other					
59110 ADMINISTRAT TRANSFER OUT	8,431	10,839	8,104	10,679	10,679
59111 OPERATIONS TRANSFER OUT	4,788	6,157	4,604	6,066	6,066
99999 Add'l cash required/(available) for budget	180,786	-	-	(300,000)	-
	194,005	16,996	12,708	(283,255)	16,745
TOTAL EXPENSES	**982,870**	**1,179,397**	**1,065,755**	**1,201,519**	**789,514**

Fund Name: UNIT 9B - DEBT FUND	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	1,345,795	1,257,510	1,257,513	1,298,421	1,398,243
31903 Delinquent Taxes - Prior Year	648	-	-	-	-
	1,346,443	1,257,510	1,257,513	1,298,421	1,398,243
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(4,860)	(11,974)	(12,030)	(12,361)	(13,311)
54903 TAX DISCOUNT	(48,440)	(48,364)	(45,438)	(49,937)	(53,776)
	(53,300)	(60,338)	(57,468)	(62,298)	(67,087)
Other					
36110 INTEREST EARNINGS	68,954	-	52,169	-	-
36132 INTEREST EARNINGS-TAXES	2,020	-	1,420	-	-
	70,974	-	53,589	-	-
TOTAL REVENUES	**1,364,117**	**1,197,172**	**1,253,634**	**1,236,123**	**1,331,156**
EXPENSES					
Debt Service					
57101 DEBT SERVICE-PRINCIPAL	1,095,000	1,135,000	1,135,000	1,175,000	1,205,000
57201 DEBT SERVICE-INTEREST	251,675	196,925	196,925	162,875	126,156
	1,346,675	1,331,925	1,331,925	1,337,875	1,331,156
Other					
99999 Add'l cash required/(available) for budget	17,442	(134,753)	-	(101,752)	-

UNIT 9B - ABACOA II

Fund Name: UNIT 9B - DEBT FUND	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
	17,442	(134,753)	-	(101,752)	-
TOTAL EXPENSES	**1,364,117**	**1,197,172**	**1,331,925**	**1,236,123**	**1,331,156**

	Tax per Assessable Unit				Number of Assessable Units	
	FYE 9/30/26	FYE 9/30/25	Incr/(Decr) $	Incr/(Decr) %	FYE 9/30/26	FYE 9/30/25
COMMERCIAL/AC - Maint	$5,661.59	$5,142.83				
COMMERCIAL/AC - Debt	$7,756.63	$7,707.41				
Total	$13,418.22	$12,850.24	$567.98	4%	218	218
GOLF COURSE/AC - Maint	$566.40	$502.74				
GOLF COURSE/AC - Debt	$742.29	$743.11				
Total	$1,308.69	$1,245.85	$62.84	5%	169	169
RESIDENTIAL/AC - Maint	$1,774.99	$1,595.45				
RESIDENTIAL/AC - Debt	$2,445.02	$2,436.50				
Total	$4,220.01	$4,031.95	$188.06	5%	943	943

Budget Highlights:

> The budget for Other Professional Svcs (a/c #53118) is for FRDAP grant application assistance from the District's professional grant writer.

> 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 FY26 budget reflects a 5% increase with the renewal for FY26 due to the contractor's request for an increase, and the addition of 50 additional 5-man crew days.

> Contract work associated with mowing and landscaping (a/c #53409) was revised and rebid in March 2025. The revised contracts allow for annual extensions through FY 9/30/30. The proposed budget reflects the pricing of the revised contracts.

> 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.

> FY26 budget includes $25,250 for 1 new aerator in Machinery & Equipment (a/c# 56401). The FY25 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 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:

UNIT 9B - ABACOA II

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 9/30/25:

Description	Interest Rates	Outstanding	Final Maturity
Water Cntrl and Impr Refunding Bonds - Series 2015	3.00%-5.00%	$4,910,000	8/1/2029

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

Year Ending September 30,	Principal	Interest	Total
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	$4,910,000	$421,000	$5,331,000

UNIT 11 - PGA NATIONAL

Fund Name: UNIT 11 - MAINTENANCE FUND	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	3,185,052	3,694,082	3,694,082	3,721,209	4,314,411
	3,185,052	3,694,082	3,694,082	3,721,209	4,314,411
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(11,441)	(35,186)	(35,052)	(35,414)	(41,059)
54903 TAX DISCOUNT	(114,879)	(142,074)	(132,733)	(143,118)	(165,933)
	(126,320)	(177,260)	(167,785)	(178,532)	(206,992)
Other					
32900 PERMIT FEES	1,000	-	1,500	-	-
36110 INTEREST EARNINGS	134,436	-	122,073	-	-
36132 INTEREST EARNINGS-TAXES	4,698	-	5,332	-	-
	140,134	-	128,905	-	-
TOTAL REVENUES	**3,198,866**	**3,516,822**	**3,655,202**	**3,542,677**	**4,107,419**
EXPENSES					
Personnel Services					
59117 Personnel Services	437,448	502,931	417,721	538,928	555,096
	437,448	502,931	417,721	538,928	555,096
Contractual Services					
53101 ENGINEERING FEES	16,193	51,000	29,647	35,000	25,000
53109 LEGAL SERVICES	5,075	8,000	21,131	8,000	8,000
53114 WATER QUALITY	12,772	17,390	25,283	9,037	9,037
53117 GIS	-	-	-	8,598	8,598
53201 AUDITORS SERVICES	10,144	11,242	9,906	11,579	11,579
53402 MARSH MAINT-LITTORAL ZONE	514,712	834,126	834,126	875,832	875,832
53403 CHEMICAL WEED CONTROL	333,337	341,895	341,895	358,989	358,989
53407 TRASH DISPOSAL	-	1,000	-	1,000	1,000
53409 MOWING AND LANDSCAPING	34,683	37,226	37,226	45,999	45,999
53412 BIOLOGICAL WEED CONTROL	6,460	10,000	-	-	-
53413 PRESERVE/EXOTIC MAINT	86,358	112,528	87,717	118,154	118,154
59126 Insurance	55,252	62,600	61,353	68,314	72,413
	1,074,986	1,487,007	1,448,284	1,540,502	1,534,601
Utilities					
54301 ELECTRICITY	249,956	219,440	125,985	230,412	237,324
54302 WATER/SEWER	369	369	442	396	396
	250,325	219,809	126,427	230,808	237,720
Supplies & Materials					
54905 LEGAL ADS	-	1,000	854	-	-
54908 GOV'MNTL REGISTRATION FEE	75	-	75	75	75
55201 FUEL-PUMP STATIONS	-	11,200	1,425	11,200	11,200
55206 MISCELLANEOUS SUPPLIES	-	-	62	-	-

UNIT 11 - PGA NATIONAL

Fund Name: UNIT 11 - MAINTENANCE FUND	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
	75	12,200	2,416	11,275	11,275
Repairs & Maintenance					
54601 REPAIR & MAINT-AERATORS	303,215	261,870	214,245	339,340	339,340
54602 REPAIR & MAINT-PUMP STATN	9,399	62,000	2,540	75,000	10,000
54604 REPAIR & MAINT-CANAL/LAKE	44,400	12,000	13,200	5,000	5,000
54606 REPAIR & MAINT-BLDG	17,399	6,000	3,295	3,000	10,000
54608 REPAIR & MAINT - GENERAL	2,496	15,000	4,031	2,000	2,000
54610 REPAIR & MAINT-TELEMETRY	2,691	30,000	7,076	30,000	15,000
54611 REPAIR & MAINT-ROADS	68,521	130,000	130,950	150,000	25,000
54612 EROSION GRANT PROGRAM	-	-	-	40,000	40,000
54613 REPAIR & MAINT-CULVERTS	4,200	100,000	202,433	100,000	100,000
54614 REPAIR & MAINT - GATE	850	23,000	2,400	1,500	1,500
54617 Repairs & Maint - Catch Basins	-	180,000	235,951	100,000	100,000
54618 R&M-AERATOR REFURBISHMENTS	24,394	36,250	35,528	37,500	37,500
54619 R&M-GENERATORS	6,962	23,500	8,527	30,000	30,000
54623 R & M WATER STRUCTURES	-	4,500	-	4,500	4,500
54624 R&M-PRESERVE STRUCTURES/INLETS	2,080	2,080	2,080	-	-
	486,607	886,200	862,256	917,840	719,840
Capital Outlay					
56201 BUILDINGS	-	-	-	26,000	26,000
56301 IMPRVMNTS OTHER THAN BLDG	-	306,358	640,736	-	15,000
56302 ROADS/BRIDGES	155,178	15,000	-	-	500,000
56304 GIS	7,129	7,661	8,223	-	-
56401 MACHINERY & EQUIPMENT	65,371	66,000	64,700	75,750	325,000
	227,678	395,019	713,659	101,750	866,000
Debt Service					
57101 DEBT SERVICE-PRINCIPAL	179,522	184,064	184,064	188,726	-
57201 DEBT SERVICE-INTEREST	16,983	11,463	11,463	5,803	-
	196,505	195,527	195,527	194,529	-
Other					
59110 ADMINISTRAT TRANSFER OUT	95,423	122,680	91,729	120,868	120,868
59111 OPERATIONS TRANSFER OUT	48,963	62,949	47,067	62,019	62,019
99999 Add'l cash required/(available) for budget	380,855	(367,500)	-	(175,842)	-
	525,241	(181,871)	138,796	7,045	182,887
TOTAL EXPENSES	**3,198,865**	**3,516,822**	**3,905,086**	**3,542,677**	**4,107,419**

	Tax per Assessable Unit				Number of Assessable Units	
			Incr/(Decr)			
	FYE 9/30/26	FYE 9/30/25	$	%	FYE 9/30/26	FYE 9/30/25
ALL NON EXEMPT PARCELS - Maint	$650.22	$645.48	$4.74	1%	5,723	5,723

Budget Highlights:

> The original development expenditures related to Northern's Geographic Information System ("GIS") had been categoried in the budget as capital outlay. However, ongoing license and maintenance costs related to Northern's GIS are categoried in the budget as contractual services.

UNIT 11 - PGA NATIONAL

> The contract for weed control (a/c #53403) and marsh maintenance (a/c #53402) allows for annual extensions through FYE 9/30/27. The FY26 budget reflects a 5% increase with the renewal for FY26 due to the contractor's request for an increase.

> Contract work associated with mowing and landscaping (a/c #53409) was revised and rebid in March 2025. The revised contracts allow for annual extensions through FY 9/30/30. The proposed budget reflects the pricing of the revised contracts.

> 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 FY26 budget reflects a 5% increase with the renewal for FY26 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.

> FY26 budget includes $75,750 for 3 new aerators in Machinery & Equipment (a/c# 56401). The FY25 Budget includes 2 new fuel polishers.

> 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; 93 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 9/30/25:

Description	Interest Rates	Outstanding	Final Maturity
60.94% of Units 11/14 2011 Pump Stn Renewal Note	3.075%	$188,726	8/1/2026

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

Year Ending September 30,	Principal	Interest	Total
2026	$188,726	$5,803	$194,529
Total	$188,726	$5,803	$194,529

UNIT 12 - HIGHLAND PINES

Fund Name: UNIT 12 - MAINTENANCE FUND	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	78,561	85,100	85,057	85,620	86,322
	78,561	85,100	85,057	85,620	86,322
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(283)	(810)	(810)	(810)	(817)
54903 TAX DISCOUNT	(2,850)	(3,273)	(3,117)	(3,293)	(3,320)
	(3,133)	(4,083)	(3,927)	(4,103)	(4,137)
Other					
36110 INTEREST EARNINGS	8,987	-	7,562	-	-
36132 INTEREST EARNINGS-TAXES	109	-	101	-	-
	9,096	-	7,663	-	-
TOTAL REVENUES	**84,524**	**81,017**	**88,793**	**81,517**	**82,185**
EXPENSES					
Personnel Services					
59117 Personnel Services	11,745	12,895	8,626	10,849	11,174
	11,745	12,895	8,626	10,849	11,174
Contractual Services					
53117 GIS	-	-	-	3,005	3,005
53201 AUDITORS SERVICES	312	346	305	356	356
53403 CHEMICAL WEED CONTROL	194	202	202	210	210
53407 TRASH DISPOSAL	1,150	-	-	1,500	1,500
53409 MOWING AND LANDSCAPING	3,381	3,618	3,618	2,306	2,306
59126 Insurance	5,102	5,135	5,033	5,718	6,061
	10,139	9,301	9,158	13,095	13,438
Repairs & Maintenance					
54604 REPAIR & MAINT-CANAL/LAKE	2,850	1,000	1,000	1,000	1,000
54608 REPAIR & MAINT - GENERAL	302	1,000	1,280	3,000	3,000
54610 REPAIR & MAINT-TELEMETRY	401	10,000	255	10,000	10,000
54614 REPAIR & MAINT - GATE	-	1,500	700	1,500	1,500
54623 R & M WATER STRUCTURES	-	4,000	-	4,000	4,000
	3,553	17,500	3,235	19,500	19,500
Capital Outlay					
56301 IMPRVMNTS OTHER THAN BLDG	7,800	-	-	-	-
56304 GIS	1,430	2,677	2,786	-	-
	9,230	2,677	2,786	-	-
Other					
59110 ADMINISTRAT TRANSFER OUT	24,286	31,222	23,345	30,761	30,761
59111 OPERATIONS TRANSFER OUT	5,772	7,422	5,549	7,312	7,312
99999 Add'l cash required/(available) for budget	19,798	-	-	-	-

UNIT 12 - HIGHLAND PINES

Fund Name: UNIT 12 - MAINTENANCE FUND	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
	49,856	38,644	28,894	38,073	38,073
TOTAL EXPENSES	**84,523**	**81,017**	**52,699**	**81,517**	**82,185**

	Tax per Assessable Unit				Number of Assessable Units	
			Incr/(Decr)			
	FYE 9/30/26	**FYE 9/30/25**	**$**	**%**	**FYE 9/30/26**	**FYE 9/30/25**
ALL NON EXEMPT PARCELS - Maint	$42.81	$42.55	$0.26	1%	2,000	2,000

Budget Highlights:

> The original development expenditures related to Northern's Geographic Information System ("GIS") had been categoried in the budget as capital outlay. However, ongoing license and maintenance costs related to Northern's GIS are categoried in the budget as contractual services.

> Chemical Weed Control (a/c 53403) contract allowed for annual extensions through FYE 9/30/25. A contract amendment was approved to allow for extensions through FY 9/30/30. The FY26 budget reflects a 4% increase with the renewal for FY26 due to the contractor's request for an increase.

> Contract work associated with mowing and landscaping (a/c #53409) was revised and rebid in March 2025. The revised contracts allow for annual extensions through FY 9/30/30. The proposed budget reflects the pricing of the revised contracts.

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 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	27,236	29,056	29,056	31,838	33,157
	27,236	29,056	29,056	31,838	33,157
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(98)	(276)	(273)	(304)	(317)
54903 TAX DISCOUNT	(980)	(1,118)	(1,067)	(1,224)	(1,275)
	(1,078)	(1,394)	(1,340)	(1,528)	(1,592)
Other					
36110 INTEREST EARNINGS	5,242	-	4,494	-	-
36132 INTEREST EARNINGS-TAXES	33	-	46	-	-
	5,275	-	4,540	-	-
TOTAL REVENUES	**31,433**	**27,662**	**32,256**	**30,310**	**31,565**
EXPENSES					
Personnel Services					
59117 Personnel Services	5,527	6,494	4,321	5,344	5,504
	5,527	6,494	4,321	5,344	5,504
Contractual Services					
53201 AUDITORS SERVICES	125	138	122	142	142
53403 CHEMICAL WEED CONTROL	1,255	1,318	1,318	1,423	1,423
53407 TRASH DISPOSAL	-	500	-	500	500
59126 Insurance	134	132	129	117	124
	1,514	2,088	1,569	2,182	2,189
Utilities					
54301 ELECTRICITY	2,532	2,839	1,899	2,981	3,070
	2,532	2,839	1,899	2,981	3,070
Repairs & Maintenance					
54601 REPAIR & MAINT-AERATORS	2,778	8,140	1,090	8,770	8,770
54604 REPAIR & MAINT-CANAL/LAKE	-	500	-	500	500
54608 REPAIR & MAINT - GENERAL	-	1,000	-	4,000	4,000
54613 REPAIR & MAiNT-CULVERTS	-	2,000	-	3,000	3,000
	2,778	11,640	1,090	16,270	16,270
Other					
59110 ADMINISTRAT TRANSFER OUT	3,199	4,112	3,075	4,051	4,051
59111 OPERATIONS TRANSFER OUT	380	489	366	482	482
99999 Add'l cash required/(available) for budget	15,503	-	-	(1,000)	-
	19,082	4,601	3,441	3,533	4,533
TOTAL EXPENSES	**31,433**	**27,662**	**12,320**	**30,310**	**31,566**

UNIT 12A - GARDENS HUNT CLUB

	Tax per Assessable Unit				Number of Assessable Units	
	FYE 9/30/26	FYE 9/30/25	Incr/(Decr) $	Incr/(Decr) %	FYE 9/30/26	FYE 9/30/25
ALL NON EXEMPT PARCELS - Maint	$293.50	$271.34	$22.16	8%	127	127

Budget Highlights:

> Chemical Weed Control (a/c 53403) contract amended in March 2025 to allow extension through FYE 9/30/26, with option to renew annually four additional years. The FY26 budget reflects a 8% increase with the renewal for FY26 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.
- 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: UNIT 14 - MAINTENANCE FUND	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	1,010,533	1,080,392	1,080,392	1,170,620	923,416
	1,010,533	1,080,392	1,080,392	1,170,620	923,416
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(3,619)	(10,291)	(10,329)	(11,146)	(8,792)
54903 TAX DISCOUNT	(35,281)	(41,552)	(36,269)	(45,022)	(35,515)
	(38,900)	(51,843)	(46,598)	(56,168)	(44,307)
Other					
32900 PERMIT FEES	250	-	750	-	-
36110 INTEREST EARNINGS	39,470	-	35,834	-	-
36132 INTEREST EARNINGS-TAXES	1,724	-	1,613	-	-
	41,444	-	38,197	-	-
TOTAL REVENUES	**1,013,077**	**1,028,549**	**1,071,991**	**1,114,452**	**879,109**
EXPENSES					
Personnel Services					
59117 Personnel Services	139,588	161,021	105,765	143,232	147,529
	139,588	161,021	105,765	143,232	147,529
Contractual Services					
53101 ENGINEERING FEES	98	1,000	-	1,000	1,000
53109 LEGAL SERVICES	4,901	5,000	1,278	4,000	4,000
53114 WATER QUALITY	4,367	5,480	7,457	8,000	8,000
53117 GIS	-	-	-	1,719	1,719
53201 AUDITORS SERVICES	3,517	3,898	3,435	4,015	4,015
53403 CHEMICAL WEED CONTROL	42,702	44,837	44,837	48,424	48,424
53407 TRASH DISPOSAL	-	12,400	7,950	1,500	1,500
53409 MOWING AND LANDSCAPING	13,771	17,272	17,272	14,788	14,788
59126 Insurance	17,010	19,574	19,184	21,125	22,392
	86,366	109,461	101,413	104,571	105,838
Utilities					
54301 ELECTRICITY	190,967	191,124	126,360	201,305	207,344
	190,967	191,124	126,360	201,305	207,344
Supplies & Materials					
54908 GOV'MNTL REGISTRATION FEE	75	-	75	75	75
55201 FUEL-PUMP STATIONS	272	4,095	475	4,095	4,095
	347	4,095	550	4,170	4,170
Repairs & Maintenance					
54601 REPAIR & MAINT-AERATORS	171,467	194,110	178,962	223,460	223,460
54602 REPAIR & MAINT-PUMP STATN	3,132	25,700	337	30,000	30,000
54604 REPAIR & MAINT-CANAL/LAKE	5,000	5,000	-	5,000	3,000
54606 REPAIR & MAINT-BLDG	-	1,500	316	2,000	2,000

UNIT 14 - EASTPOINTE

Fund Name: UNIT 14 - MAINTENANCE FUND	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
54608 REPAIR & MAINT - GENERAL	5,520	5,000	3,020	6,000	6,000
54610 REPAIR & MAINT-TELEMETRY	2,310	17,500	4,093	15,000	5,000
54613 REPAIR & MAINT-CULVERTS	76,203	-	-	60,000	5,000
54614 REPAIR & MAINT - GATE	-	1,500	1,500	1,500	1,500
54618 R&M-AERATOR REFURBISHMENTS	25,289	29,000	28,370	37,500	37,500
54619 R&M-GENERATORS	2,470	15,500	3,129	15,500	15,500
54623 R & M WATER STRUCTURES	-	3,000	-	3,000	3,000
	291,391	297,810	219,727	398,960	331,960
Capital Outlay					
56301 IMPRVMNTS OTHER THAN BLDG	230,909	-	-	-	-
56304 GIS	3,387	1,532	1,594	-	-
56401 MACHINERY & EQUIPMENT	28,425	49,000	59,041	50,500	50,500
	262,721	50,532	60,635	50,500	50,500
Debt Service					
57101 DEBT SERVICE-PRINCIPAL	96,407	131,602	98,846	101,350	-
57201 DEBT SERVICE-INTEREST	9,120	50,660	6,156	3,116	-
	105,527	182,262	105,002	104,466	-
Other					
59110 ADMINISTRAT TRANSFER OUT	13,119	16,866	12,611	16,617	16,617
59111 OPERATIONS TRANSFER OUT	11,961	15,378	11,498	15,151	15,151
99999 Add'l cash required/(available) for budget	(88,910)	-	-	75,480	-
	(63,830)	32,244	24,109	107,248	31,768
TOTAL EXPENSES	**1,013,077**	**1,028,549**	**743,561**	**1,114,452**	**879,109**

	Tax per Assessable Unit				Number of Assessable Units	
	FYE 9/30/26	FYE 9/30/25	Incr/(Decr) $	Incr/(Decr) %	FYE 9/30/26	FYE 9/30/25
A - Maint	$985.98	$954.83	$31.15	3%	416	416
B - Maint	$985.98	$954.83	$31.15	3%	755	700
C - Maint	$572.77	$528.62	$44.15	8%	28	28

Budget Highlights:

> The replatting of old driving range into a new residential subdivision, The Reserve at Eastpointe, resulted in a net increase of 56 taxable units in category B. Category A and B are within the gated development of Eastpointe. Category C represents Marsh Pointe, which is a development just outside the gated community of Eastpointe, but shares the same drainage system.

> The FY25 budget included a new proposed loan approximating $500,000 for the culvert work and generator replacement, and debt service for the new loan was included in the maintenance budget. However, as more information related to project costs and timing became available during FY25, it was decided that it would be more fiscally prudent to use available reserves to finance the project.

> The original development expenditures related to Northern's Geographic Information System ("GIS") had been categoried in the budget as capital outlay. However, ongoing license and maintenance costs related to Northern's GIS are categoried in the budget as contractual services.

> Chemical Weed Control (a/c 53403) contract amended in March 2025 to allow extension through FYE 9/30/26, with option to renew annually four additional years. The FY26 budget reflects a 8% increase with the renewal for FY26 due to the contractor's request for an increase.

> Trash Disposal (a/c 53407) decrease is attributable to revising and rebidding the contracts associated with mowing and landscaping (a/c #53409).

UNIT 14 - EASTPOINTE

> Contract work associated with mowing and landscaping (a/c #53409) was revised and rebid in March 2025. The revised contracts allow for annual extensions through FY 9/30/30. The proposed budget reflects the pricing of the revised contracts.

> Electricity expense (a/c #54301) increased as a result of a new aerator installation as well as increases to rates.

> FY26 budget includes $50,500 for 2 new aerator in Machinery & Equipment (a/c# 56401). The FY25 budget also 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.
- 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 9/30/25:

Description	Interest Rates	Outstanding	Final Maturity
32.73% of Units 11/14 2011 Pump Stn Renewal Note	3.075%	$101,351	8/1/2026
	Total outstanding	$101,351	

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

Year Ending September 30,	Principal	Interest	Total
2026	$101,350	$3,116	$104,466
Total	$101,350	$3,116	$104,466

UNIT 15 - VILLAGES OF PALM BEACH LAKES

Fund Name: UNIT 15 - MAINTENANCE FUND	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	995,214	1,042,768	1,041,799	1,128,822	1,134,119
31901 AGREEMENT ASSESSMENTS	56,195	59,075	59,075	63,950	64,250
31903 Delinquent Taxes - Prior Year	810	-	430	-	-
	1,052,219	1,101,843	1,101,304	1,192,772	1,198,369
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(3,554)	(9,933)	(9,867)	(10,737)	(10,787)
54903 TAX DISCOUNT	(35,426)	(40,105)	(37,058)	(43,414)	(43,618)
54904 UNIQUE ASSMTS DISCOUNT	(93)	(2,834)	(261)	(3,068)	(3,082)
	(39,073)	(52,872)	(47,186)	(57,219)	(57,487)
Other					
32900 PERMIT FEES	500	-	250	-	-
36110 INTEREST EARNINGS	57,546	-	51,820	-	-
36132 INTEREST EARNINGS-TAXES	1,924	-	1,695	-	-
	59,970	-	53,765	-	-
TOTAL REVENUES	**1,073,116**	**1,048,971**	**1,107,883**	**1,135,553**	**1,140,882**
EXPENSES					
Personnel Services					
59117 Personnel Services	80,983	95,704	91,716	106,603	109,801
	80,983	95,704	91,716	106,603	109,801
Contractual Services					
53101 ENGINEERING FEES	1,468	20,000	-	20,000	20,000
53109 LEGAL SERVICES	899	1,200	366	6,000	6,000
53117 GIS	-	-	-	6,837	6,837
53201 AUDITORS SERVICES	3,187	3,532	3,112	3,638	3,638
53403 CHEMICAL WEED CONTROL	82,018	86,119	86,119	93,008	93,008
53407 TRASH DISPOSAL	30,550	30,000	28,800	1,500	1,500
53409 MOWING AND LANDSCAPING	14,587	15,622	15,622	35,768	35,768
53412 BIOLOGICAL WEED CONTROL	-	-	-	20,000	20,000
59126 Insurance	13,697	13,627	13,356	13,870	14,702
	146,406	170,100	147,375	200,621	201,453
Utilities					
54301 ELECTRICITY	205,747	227,440	157,699	238,812	245,976
	205,747	227,440	157,699	238,812	245,976
Repairs & Maintenance					
54601 REPAIR & MAINT-AERATORS	166,971	204,440	183,028	240,840	240,840
54604 REPAIR & MAINT-CANAL/LAKE	17,530	65,000	52,250	100,000	100,000
54608 REPAIR & MAINT - GENERAL	3,570	10,000	6,672	8,000	12,000
54610 REPAIR & MAINT-TELEMETRY	680	15,000	7,148	15,000	15,000
54613 REPAIR & MAINT-CULVERTS	-	30,000	47	300,000	10,000
54614 REPAIR & MAINT - GATE	-	1,500	1,500	1,500	1,500

UNIT 15 - VILLAGES OF PALM BEACH LAKES

Fund Name: UNIT 15 - MAINTENANCE FUND	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
54618 R&M-AERATOR REFURBISHMENTS	24,329	29,000	28,616	30,000	30,000
54623 R & M WATER STRUCTURES	170	11,000	592	11,000	11,000
	213,250	365,940	279,853	706,340	420,340
Capital Outlay					
56301 IMPRVMNTS OTHER THAN BLDG	23,800	200,000	316,250	-	-
56304 GIS	4,582	6,095	6,593	-	-
56401 MACHINERY & EQUIPMENT	89,307	98,000	47,717	75,750	-
	117,689	304,095	370,560	75,750	-
Debt Service					
57101 DEBT SERVICE-PRINCIPAL	-	-	-	33,445	36,523
57201 DEBT SERVICE-INTEREST	-	-	-	45,441	42,363
	-	-	-	78,886	78,886
Other					
59110 ADMINISTRAT TRANSFER OUT	57,194	73,531	54,980	72,445	72,445
59111 OPERATIONS TRANSFER OUT	9,459	12,161	9,093	11,981	11,981
99999 Add'l cash required/(available) for budget	242,387	(200,000)	-	(355,885)	-
	309,040	(114,308)	64,073	(271,459)	84,426
TOTAL EXPENSES	**1,073,115**	**1,048,971**	**1,111,276**	**1,135,553**	**1,140,882**

	Tax per Assessable Unit				Number of Assessable Units	
	FYE 9/30/26	FYE 9/30/25	Incr/(Decr) $	Incr/(Decr) %	FYE 9/30/26	FYE 9/30/25
ALL NON EXEMPT PARCELS - Maint	$262.09	$242.11				
Total	$262.09	$242.11	$19.98	8%	4,551	4,551

Budget Highlights:

- New loan approximating $515,000 for weir 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.
- Budget for Engineering (a/c #53101) includes W-3 & W-4 study.
- Legal expense (a/c #53109) increased for services related to W4 structure bid.
- The original development expenditures related to Northern's Geographic Information System ("GIS") had been categoried in the budget as capital outlay. However, ongoing license and maintenance costs related to Northern's GIS are categoried in the budget as contractual services.
- Chemical Weed Control (a/c 53403) contract amended in March 2025 to allow extension through FYE 9/30/26, with option to renew annually four additional years. The FY26 budget reflects a 8% increase with the renewal for FY26 due to the contractor's request for an increase.
- Trash Disposal (a/c 53407) decrease is attributable to revising and rebidding the contracts associated with mowing and landscaping (a/c #53409).
- Contract work associated with mowing and landscaping (a/c #53409) was revised and rebid in March 2025. The revised contracts allow for annual extensions through FY 9/30/30. The proposed budget reflects the pricing of the revised contracts.
- Electricity expense (a/c #54301) increased as a result of new aerator installations as well as increases to rates.
- FY26 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.

UNIT 15 - VILLAGES OF PALM BEACH LAKES

> Budgeted Repair & Maintenance - Culverts (a/c# 54613) includes inspections and cleanings of culverts at Links golf course.

> FY25 budget for Improvements Other than Building (a/c #56301) was for weir restorations. A sinkhole caused W3 failure in January 2025, which cost ~$316k in repairs, funded mostly through reserves.

> FY26 budget includes $75,750 for 3 new aerators in Machinery & Equipment (a/c# 56401). The FY25 Budget includes 2 new fuel polishers.

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

Debt Outstanding as of 9/30/25:

Description	Interest Rates	Outstanding	Final Maturity
Proposed loan for weir replacement	9%	$515,000	8/1/2035

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

Year Ending September 30,	Principal	Interest	Total
2026	$33,445	$45,441	$78,886
2027	$36,523	$42,363	$78,886
2028	$39,884	$39,002	$78,886
2029	$43,555	$35,331	$78,886
2030	$47,563	$31,323	$78,886
THEREAFTER	$314,030	$82,329	$396,359
Total	$515,000	$275,789	$790,789

UNIT 16 - PALM BEACH PARK OF COMMERCE

Fund Name: UNIT 16 - MAINTENANCE FUND	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	1,374,841	1,635,182	1,631,584	1,758,965	3,000,510
	1,374,841	1,635,182	1,631,584	1,758,965	3,000,510
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(4,939)	(15,570)	(15,593)	(16,751)	(28,574)
54903 TAX DISCOUNT	(52,941)	(62,889)	(61,900)	(67,650)	(115,400)
	(57,880)	(78,459)	(77,493)	(84,401)	(143,974)
Other					
32900 PERMIT FEES	4,750	-	3,250	-	-
32901 PLAT FEES	250	-	250	-	-
36000 MISCELLANEOUS REVENUE	-	-	8,855	-	-
36110 INTEREST EARNINGS	91,392	-	89,299	-	-
36132 INTEREST EARNINGS-TAXES	1,751	-	1,978	-	-
36600 CONTRIBUTIONS-LANDOWNERS	-	-	22,320	-	-
	98,143	-	125,952	-	-
TOTAL REVENUES	**1,415,104**	**1,556,723**	**1,680,043**	**1,674,564**	**2,856,536**
EXPENSES					
Personnel Services					
59117 Personnel Services	198,151	231,577	189,967	247,533	254,959
	198,151	231,577	189,967	247,533	254,959
Contractual Services					
53101 ENGINEERING FEES	5,478	70,000	46,634	50,000	50,000
53108 ENVIRONMENTAL LIASON	31,868	25,031	29,980	25,031	25,031
53109 LEGAL SERVICES	18,460	10,000	15,399	15,000	15,000
53114 WATER QUALITY	4,134	5,698	7,262	4,517	4,517
53115 FINANCIAL CONS./ADVISOR	100	200	233	200	200
53117 GIS	-	-	-	6,366	6,366
53118 OTHER PROFESSIONAL SVCS	-	-	2,800	-	-
53201 AUDITORS SERVICES	4,106	4,550	4,009	4,687	4,687
53402 MARSH MAINT-LITTORAL ZONE	669	6,577	698	6,906	6,906
53403 CHEMICAL WEED CONTROL	42,494	43,769	43,769	45,957	45,957
53406 SECURITY SERVICES	461,331	479,784	482,104	694,983	694,983
53407 TRASH DISPOSAL	-	5,000	1,400	5,000	5,000
53409 MOWING AND LANDSCAPING	46,395	49,643	49,643	90,322	90,322
53413 PRESERVE/EXOTIC MAINT	20,316	27,007	-	51,988	51,988
57301 TRUSTEE FEES	1,350	1,250	1,250	1,250	1,250
59126 Insurance	5,943	6,775	6,640	7,315	7,754
	642,644	735,284	691,821	1,009,522	1,009,961
Utilities					
54301 ELECTRICITY	6,474	9,134	5,152	9,591	9,879
	6,474	9,134	5,152	9,591	9,879

UNIT 16 - PALM BEACH PARK OF COMMERCE

Fund Name: UNIT 16 - MAINTENANCE FUND	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
Supplies & Materials					
54905 LEGAL ADS	-	900	-	-	-
	-	900	-	-	-
Repairs & Maintenance					
54604 REPAIR & MAINT-CANAL/LAKE	3,300	20,000	1,500	20,000	20,000
54608 REPAIR & MAINT - GENERAL	-	7,500	-	8,000	8,000
54610 REPAIR & MAINT-TELEMETRY	-	1,000	-	1,000	1,000
54611 REPAIR & MAINT-ROADS	27,771	340,000	17,228	150,000	150,000
54613 REPAIR & MAINT-CULVERTS	-	30,000	25,955	100,000	150,000
54614 REPAIR & MAINT - GATE	-	500	-	-	-
54617 Repairs & Maint - Catch Basins	-	160,000	95,387	100,000	100,000
54621 REPAIR & MAINT- STREET SWEEP	6,876	7,200	7,200	7,560	7,560
54623 R & M WATER STRUCTURES	-	5,000	-	5,000	5,000
	37,947	571,200	147,270	391,560	441,560
Capital Outlay					
56301 IMPRVMNTS OTHER THAN BLDG	-	-	-	280,000	280,000
56302 ROADS/BRIDGES	-	845,000	-	845,000	845,000
56304 GIS	7,306	1,223	4,273	-	-
	7,306	846,223	4,273	1,125,000	1,125,000
Other					
59110 ADMINISTRAT TRANSFER OUT	7,555	9,713	7,262	9,570	9,570
59111 OPERATIONS TRANSFER OUT	4,427	5,692	4,256	5,607	5,607
99999 Add'l cash required/(available) for budget	510,599	(853,000)	-	(1,123,819)	-
	522,581	(837,595)	11,518	(1,108,642)	15,177
TOTAL EXPENSES	**1,415,103**	**1,556,723**	**1,050,001**	**1,674,564**	**2,856,536**

Fund Name: UNIT 16 - DEBT FUND	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	537,319	274,136	273,533	293,718	310,510
	537,319	274,136	273,533	293,718	310,510
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(1,931)	(2,611)	(2,614)	(2,800)	(2,960)
54903 TAX DISCOUNT	(20,690)	(10,543)	(10,377)	(11,296)	(11,942)
	(22,621)	(13,154)	(12,991)	(14,096)	(14,902)
Other					
36110 INTEREST EARNINGS	14,407	-	6,293	-	-
36132 INTEREST EARNINGS-TAXES	712	-	325	-	-
	15,119	-	6,618	-	-
TOTAL REVENUES	**529,817**	**260,982**	**267,160**	**279,622**	**295,608**

UNIT 16 - PALM BEACH PARK OF COMMERCE

Fund Name: UNIT 16 - DEBT FUND	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
EXPENSES					
Debt Service					
57101 DEBT SERVICE-PRINCIPAL	510,000	235,000	235,000	250,000	255,000
57201 DEBT SERVICE-INTEREST	64,588	52,297	52,297	46,634	40,608
	574,588	287,297	287,297	296,634	295,608
Other					
99999 Add'l cash required/(available) for budget	(44,771)	(26,315)	-	(17,012)	-
	(44,771)	(26,315)	-	(17,012)	-
TOTAL EXPENSES	**529,817**	**260,982**	**287,297**	**279,622**	**295,608**

	Tax per Assessable Unit				Number of Assessable Units	
	FYE 9/30/26	FYE 9/30/25	Incr/(Decr) $	Incr/(Decr) %	FYE 9/30/26	FYE 9/30/25
ALL NON EXEMPT PARCELS - Maint	$1,899.53	$1,798.88				
ALL NON EXEMPT PARCELS - Debt	$317.19	$301.58				
Total	$2,216.72	$2,100.46	$116.26	6%	926	909

Budget Highlights:

> 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 original development expenditures related to Northern's Geographic Information System ("GIS") had been categoried in the budget as capital outlay. However, ongoing license and maintenance costs related to Northern's GIS are categoried in the budget as contractual services.

> The contract for aquatic weed control and marsh maintenance (a/c #53403 and 53402) amended in March 2025 to allow extension through FYE 9/30/26, with option to renew annually four additional years. The FY26 budget reflects a 5% increase with the renewal for FY26 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 2026 budget reflects a 4% rate increase, plus the cost of adding an additional deputy.

> Contract work associated with mowing and landscaping (a/c #53409) was revised and rebid in March 2025. The revised contracts allow for annual extensions through FY 9/30/30. The proposed budget reflects the pricing of the revised contracts.

> Preserve maintenance (a/c #53413) contract allows annual extensions through FYE 9/30/28. The FY26 budget reflects a 5% increase with the renewal for FY26 due to the contractor's request for an increase, plus the addition of 10 additional crew days.

> Electricity expense (a/c #54301) increased due to rate increases.

> Improvements other than Building (a/c #56301) includes funding for bridge drainage repairs and additional catch basins. Unspent funds from FY25 are included as a carryforward in the FY24 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 FY25 are included as a carryforward in the FY26 budget.

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 9/30/25:

Description	Interest Rates	Outstanding	Final Maturity
Refunding Bonds - Series 2021	2.41% - 3.65%	$1,935,000	8/1/2032

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

Year Ending September 30,	Principal	Interest	Total
2026	$250,000	$46,634	$296,634
2027	$255,000	$40,609	$295,609
2028	$260,000	$34,463	$294,463
2029	$275,000	$28,197	$303,197
2030	$290,000	$21,570	$311,570
THEREAFTER	$605,000	$22,052	$627,052
Total	$1,935,000	$193,525	$2,128,525

UNIT 18 - IBIS GOLF & COUNTRY CLUB

Fund Name: UNIT 18 - MAINTENANCE FUND	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	2,227,070	2,429,580	2,428,593	2,428,225	2,349,469
31903 Delinquent Taxes - Prior Year	2,663	-	-	-	-
	2,229,733	2,429,580	2,428,593	2,428,225	2,349,469
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(8,005)	(23,133)	(23,047)	(23,130)	(22,379)
54903 TAX DISCOUNT	(81,028)	(93,442)	(53,509)	(93,390)	(90,361)
	(89,033)	(116,575)	(76,556)	(116,520)	(112,740)
Other					
32900 PERMIT FEES	750	-	750	-	-
33003 Intgov'l rct - Exp Reimbursemt	278,194	299,331	227,699	68,003	68,003
36110 INTEREST EARNINGS	123,683	-	111,860	-	-
36132 INTEREST EARNINGS-TAXES	3,883	-	3,252	-	-
36600 CONTRIBUTIONS-LANDOWNERS	23,520	25,522	18,479	26,799	26,799
	430,030	324,853	362,040	94,802	94,802
TOTAL REVENUES	**2,570,730**	**2,637,858**	**2,714,077**	**2,406,507**	**2,331,531**
EXPENSES					
Personnel Services					
59117 Personnel Services	278,720	331,512	257,523	358,849	369,614
	278,720	331,512	257,523	358,849	369,614
Contractual Services					
53101 ENGINEERING FEES	24,250	16,000	20,400	25,000	5,000
53109 LEGAL SERVICES	3,364	12,000	5,189	10,000	10,000
53114 WATER QUALITY	377,435	400,341	401,755	123,000	-
53117 GIS	-	-	-	3,505	3,505
53201 AUDITORS SERVICES	7,110	7,880	6,943	8,116	8,116
53402 MARSH MAINT-LITTORAL ZONE	382,836	574,402	574,402	640,442	704,486
53403 CHEMICAL WEED CONTROL	193,055	198,849	198,849	208,791	208,791
53407 TRASH DISPOSAL	295	-	295	1,500	1,500
53409 MOWING AND LANDSCAPING	16,822	18,168	18,168	14,814	14,814
53412 BIOLOGICAL WEED CONTROL	24,718	25,000	-	-	-
59126 Insurance	36,474	42,990	42,134	47,638	50,497
	1,066,359	1,295,630	1,268,135	1,082,806	1,006,709
Utilities					
54301 ELECTRICITY	209,247	248,310	148,617	260,726	268,548
	209,247	248,310	148,617	260,726	268,548
Supplies & Materials					
55201 FUEL-PUMP STATIONS	-	9,200	1,300	9,200	9,200
	-	9,200	1,300	9,200	9,200
Repairs & Maintenance					

UNIT 18 - IBIS GOLF & COUNTRY CLUB

Fund Name: UNIT 18 - MAINTENANCE FUND	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
54601 REPAIR & MAINT-AERATORS	224,802	208,475	199,351	234,932	234,932
54602 REPAIR & MAINT-PUMP STATN	63,949	202,000	153,584	230,000	20,000
54604 REPAIR & MAINT-CANAL/LAKE	-	10,000	2,300	10,000	10,000
54606 REPAIR & MAINT-BLDG	375	2,000	274	4,000	4,000
54608 REPAIR & MAINT - GENERAL	11,380	15,000	7,061	17,000	17,000
54610 REPAIR & MAINT-TELEMETRY	7,721	29,500	6,083	20,500	20,500
54611 REPAIR & MAINT-ROADS	-	95,000	-	100,000	25,000
54613 REPAIR & MAINT-CULVERTS	10,469	40,000	-	60,000	15,000
54614 REPAIR & MAINT - GATE	-	3,500	3,500	5,000	5,000
54617 Repairs & Maint - Catch Basins	-	50,000	41,933	40,000	10,000
54618 R&M-AERATOR REFURBISHMENTS	24,394	36,250	-	37,500	37,500
54619 R&M-GENERATORS	5,941	23,500	8,138	30,000	30,000
54621 REPAIR & MAINT- STREET SWEEP	29,671	31,150	31,150	32,708	32,708
54623 R & M WATER STRUCTURES	-	3,000	-	3,000	3,000
	378,702	749,375	453,374	824,640	464,640
Capital Outlay					
56301 IMPRVMNTS OTHER THAN BLDG	-	379,000	-	-	-
56304 GIS	2,193	3,124	4,001	-	-
56401 MACHINERY & EQUIPMENT	28,425	250,500	321,688	175,000	105,000
	30,618	632,624	325,689	175,000	105,000
Debt Service					
57101 DEBT SERVICE-PRINCIPAL	57,346	47,754	49,684	54,516	57,640
57201 DEBT SERVICE-INTEREST	20,403	29,995	31,164	29,433	26,309
	77,749	77,749	80,848	83,949	83,949
Other					
59110 ADMINISTRAT TRANSFER OUT	10,759	13,832	10,342	13,628	13,628
59111 OPERATIONS TRANSFER OUT	5,660	7,276	5,440	7,168	7,168
59114 LANDOWNER REIMBURSMENT	58,155	-	-	-	-
59115 FUND EQUITY TRANSFER OUT	-	-	196,000	-	-
99999 Add'l cash required/(available) for budget	454,762	(727,650)	-	(409,459)	-
	529,336	(706,542)	211,782	(388,663)	20,796
TOTAL EXPENSES	**2,570,731**	**2,637,858**	**2,747,268**	**2,406,507**	**2,328,456**

	Tax per Assessable Unit		Incr/(Decr)		Number of Assessable Units	
	FYE 9/30/26	FYE 9/30/25	$	%	FYE 9/30/26	FYE 9/30/25
APARTMENTS - Maint	$3,771.83	$3,773.95	($2.12)	0%	15	15
COMMERCIAL - Maint	$8,450.19	$8,454.94	($4.75)	0%	15	15
ERU - Maint	$987.07	$987.62	($0.55)	0%	1,862	1,862
GC - Maint	$908.50	$909.01	($0.51)	0%	437	437
PSO - Maint	$2,488.92	$2,490.32	($1.40)	0%	4	4

Budget Highlights:

UNIT 18 - IBIS GOLF & COUNTRY CLUB

> This unit was allocated ~ $648k from a 2023 multi-unit loan for control panel replacements of the east and west pump stations, but the lowest bid for the project came in at ~ $840k, and the shortfall covered by maintenance funds (a/c #59115). Debt service for this 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 original development expenditures related to Northern's Geographic Information System ("GIS") had been categoried in the budget as capital outlay. However, ongoing license and maintenance costs related to Northern's GIS are categoried in the budget as contractual services.

> The contract for aquatic weed control and marsh maintenance (a/c #53403 and 53402) allows for annual extensions through FYE 9/30/26. The FY26 budget reflects a 5% increase with the renewal for FY25 due to the contractor's request for an increase. Also, adding 20 additional 5-man crew days.

> Contract work associated with mowing and landscaping (a/c #53409) was revised and rebid in March 2025. The revised contracts allow for annual extensions through FY 9/30/30. The proposed budget reflects the pricing of the revised contracts.

> 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) included control panel renovations at the intermediate station and $55,000 for the replacement of five (5) gauges.

> Machinery & Equipment (a/c# 56401) included funding of 2 pump station generator replacements in FY25, and 1 in FY26. Also included in the FY26 budget is $35,000 for a 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; 4 Telemetry Stations; 4 Metritapes; Culverts; 3 Landscape Sites; 3 Docks; 3 Permanent Backup Generators; 3 Fuel Tanks; 1 Rain Gauge.

Debt Outstanding as of 9/30/25:

Description	Interest Rates	Outstanding	Final Maturity
2023 Multi unit loan (East & West PS Cntrl Panel Renovations)	5.65%	$534,369	8/1/2033
Total outstanding		$534,369	

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

Year Ending September 30,	Principal	Interest	Total
2026	$54,516	$29,433	$83,949
2027	$57,640	$26,309	$83,949

UNIT 18 - IBIS GOLF & COUNTRY CLUB

2028	$60,943	$23,006	$83,949
2029	$64,435	$19,514	$83,949
2030	$68,127	$15,822	$83,949
THEREAFTER	$228,708	$23,138	$251,846
Total	$534,369	$137,222	$671,591

UNIT 19 - REGIONAL CENTER

Fund Name: UNIT 19 - MAINTENANCE FUND

	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	575,989	629,313	629,314	629,700	660,162
	575,989	629,313	629,314	629,700	660,162
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(2,083)	(5,988)	(6,031)	(5,997)	(6,288)
54903 TAX DISCOUNT	(21,272)	(24,203)	(23,996)	(24,218)	(25,390)
	(23,355)	(30,191)	(30,027)	(30,215)	(31,678)
Other					
32900 PERMIT FEES	-	-	250	-	-
36110 INTEREST EARNINGS	31,435	-	29,651	-	-
36132 INTEREST EARNINGS-TAXES	654	-	596	-	-
	32,089	-	30,497	-	-
TOTAL REVENUES	**584,723**	**599,122**	**629,784**	**599,485**	**628,484**
EXPENSES					
Personnel Services					
59117 Personnel Services	84,496	99,552	74,499	96,661	99,561
	84,496	99,552	74,499	96,661	99,561
Contractual Services					
53101 ENGINEERING FEES	-	1,000	-	1,000	1,000
53109 LEGAL SERVICES	1,233	500	-	500	500
53114 WATER QUALITY	14,994	14,762	18,561	14,680	14,680
53117 GIS	-	-	-	2,139	2,139
53201 AUDITORS SERVICES	1,823	2,020	1,780	2,081	2,081
53402 MARSH MAINT-LITTORAL ZONE	3,588	27,465	2,932	28,838	28,838
53403 CHEMICAL WEED CONTROL	30,563	31,480	31,480	33,054	33,054
53407 TRASH DISPOSAL	-	1,500	-	1,500	1,500
53409 MOWING AND LANDSCAPING	5,526	5,918	5,918	3,048	3,048
53412 BIOLOGICAL WEED CONTROL	-	25,000	-	-	-
53413 PRESERVE/EXOTIC MAINT	1,780	21,327	6,302	22,394	22,394
59126 Insurance	6,381	6,750	6,616	7,302	7,740
	65,888	137,722	73,589	116,536	116,974
Utilities					
54301 ELECTRICITY	109,071	116,950	86,717	124,798	128,542
	109,071	116,950	86,717	124,798	128,542
Repairs & Maintenance					
54601 REPAIR & MAINT-AERATORS	64,835	107,905	75,972	116,530	116,530
54604 REPAIR & MAINT-CANAL/LAKE	-	5,000	3,500	5,000	5,000
54608 REPAIR & MAINT - GENERAL	749	7,000	2,455	3,000	3,000
54610 REPAIR & MAINT-TELEMETRY	565	20,500	3,076	15,500	15,500
54613 REPAIR & MAINT-CULVERTS	-	20,000	-	50,000	10,000
54614 REPAIR & MAINT - GATE	-	500	-	500	500

UNIT 19 - REGIONAL CENTER

Fund Name: UNIT 19 - MAINTENANCE FUND	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
54618 R&M-AERATOR REFURBISHMENTS	6,082	-	-	15,000	15,000
54623 R & M WATER STRUCTURES	-	4,000	-	4,000	4,000
	72,231	164,905	85,003	209,530	169,530
Capital Outlay					
56301 IMPRVMNTS OTHER THAN BLDG	15,600	-	-	-	100,000
56304 GIS	3,263	1,907	2,109	-	-
56401 MACHINERY & EQUIPMENT	76,174	98,000	90,545	101,000	-
	95,037	99,907	92,654	101,000	100,000
Other					
59110 ADMINISTRAT TRANSFER OUT	6,668	8,573	6,410	8,446	8,446
59111 OPERATIONS TRANSFER OUT	4,288	5,513	4,122	5,432	5,432
99999 Add'l cash required/(available) for budget	147,045	(34,000)	-	(62,918)	-
	158,001	(19,914)	10,532	(49,040)	13,878
TOTAL EXPENSES	**584,724**	**599,122**	**422,994**	**599,485**	**628,485**

	Tax per Assessable Unit				Number of Assessable Units	
	FYE 9/30/26	FYE 9/30/25	Incr/(Decr) $	Incr/(Decr) %	FYE 9/30/26	FYE 9/30/25
2701 PGA Blvd Condominium	$606.87	$606.50				
Total	$606.87	$606.50	$0.37	0%	3	3
2979 PGA Condomiunium - Maint	$1,213.73	$1,213.00				
Total	$1,213.73	$1,213.00	$0.73	0%	3	3
Harbour Oaks - Maint	$223.26	$223.12				
Total	$223.26	$223.12	$0.14	0%	317	317
Landmark at the Gardens Condos - Maint	$54.84	$54.80				
Total	$54.84	$54.80	$0.04	0%	166	166
Non-condo parcels - Maint	$1,820.60	$1,819.50				
Total	$1,820.60	$1,819.50	$1.10	0%	259	259
San Matera Condos - Maint	$107.73	$107.66				
Total	$107.73	$107.66	$0.07	0%	676	676

Budget Highlights:

> The original development expenditures related to Northern's Geographic Information System ("GIS") had been categoried in the budget as capital outlay. However, ongoing license and maintenance costs related to Northern's GIS are categoried in the budget as contractual services.

> The contract for aquatic weed control and marsh maintenance (a/c #53403 and 53402) amended in March 2025 to allow extension through FYE 9/30/26, with option to renew annually four additional years. The FY26 budget reflects a 5% increase with the renewal for FY26 due to the contractor's request for an increase.

> Contract work associated with mowing and landscaping (a/c #53409) was revised and rebid in March 2025. The revised contracts allow for annual extensions through FY 9/30/30. The proposed budget reflects the pricing of the revised contracts.

UNIT 19 - REGIONAL CENTER

> 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 FY26 budget reflects a 5% increase with the renewal for FY26 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.

> FY26 budget includes $101,000 for 4 new aerators in Machinery & Equipment (a/c# 56401). The FY25 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; 40 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 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	41,696	45,056	45,055	27,606	80,704
31903 Delinquent Taxes - Prior Year	-	-	55	-	-
	41,696	45,056	45,110	27,606	80,704
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(150)	(429)	(431)	(263)	(769)
54903 TAX DISCOUNT	(1,580)	(1,733)	(1,720)	(1,062)	(3,105)
	(1,730)	(2,162)	(2,151)	(1,325)	(3,874)
Other					
36110 INTEREST EARNINGS	19,595	-	16,381	-	-
36132 INTEREST EARNINGS-TAXES	50	-	49	-	-
	19,645	-	16,430	-	-
TOTAL REVENUES	**59,611**	**42,894**	**59,389**	**26,281**	**76,830**
EXPENSES					
Personnel Services					
59117 Personnel Services	10,304	11,377	7,461	9,938	10,236
	10,304	11,377	7,461	9,938	10,236
Contractual Services					
53101 ENGINEERING FEES	-	1,000	-	500	500
53109 LEGAL SERVICES	-	500	-	500	500
53201 AUDITORS SERVICES	79	88	78	91	91
59126 Insurance	3,124	3,840	3,764	4,179	4,430
	3,203	5,428	3,842	5,270	5,521
Repairs & Maintenance					
54608 REPAIR & MAINT - GENERAL	-	10,000	-	10,000	10,000
	-	10,000	-	10,000	10,000
Capital Outlay					
56301 IMPRVMNTS OTHER THAN BLDG	-	-	-	-	50,000
56401 MACHINERY & EQUIPMENT	-	15,000	-	15,000	-
	-	15,000	-	15,000	50,000
Other					
59110 ADMINISTRAT TRANSFER OUT	566	727	544	716	716
59111 OPERATIONS TRANSFER OUT	281	362	271	357	357
99999 Add'l cash required/(available) for budget	45,256	-	-	(15,000)	-
	46,103	1,089	815	(13,927)	1,073
TOTAL EXPENSES	**59,610**	**42,894**	**12,118**	**26,281**	**76,830**

UNIT 19A - REGIONAL CENTER IRRIGATION

	Tax per Assessable Unit		Incr/(Decr)		Number of Assessable Units	
	FYE 9/30/26	FYE 9/30/25	$	%	FYE 9/30/26	FYE 9/30/25
2701 PGA Blvd Condominium	$643.75	$666.69				
Total	$643.75	$666.69	($22.94)	-3%	3	3
2979 PGA Condomiunium - Maint	$1,314.85	$1,378.04				
Total	$1,314.85	$1,378.04	($63.19)	-5%	3	3
52434205250010000 - Maint	$11,561.41	$11,957.98				
Total	$11,561.41	$11,957.98	($396.57)	-3%	1	1
52434205260270051 - Maint	$3,860.74	$3,997.32				
Total	$3,860.74	$3,997.32	($136.58)	-3%	1	1
52434205260270052 - Maint	$1,939.85	$2,014.13				
Total	$1,939.85	$2,014.13	($74.28)	-4%	1	1
52434205260270062 - Maint	$1,988.34	$2,093.27				
Total	$1,988.34	$2,093.27	($104.93)	-5%	1	1
52434205260270063 - Maint	$5,790.05	$5,994.25				
Total	$5,790.05	$5,994.25	($204.20)	-3%	1	1
52434205260270064 - Maint	$5,808.87	$6,024.96				
Total	$5,808.87	$6,024.96	($216.09)	-4%	1	1
52434205260270065 - Maint	$1,954.62	$2,038.24				
Total	$1,954.62	$2,038.24	($83.62)	-4%	1	1
52434205260270067 - Maint	$1,940.68	$2,015.49				
Total	$1,940.68	$2,015.49	($74.81)	-4%	1	1
52434205260270068 - Maint	$1,940.03	$2,014.42				
Total	$1,940.03	$2,014.42	($74.39)	-4%	1	1
52434205260270069 - Maint	$1,948.87	$2,028.85				
Total	$1,948.87	$2,028.85	($79.98)	-4%	1	1
52434205270270042 - Maint	$3,898.17	$4,058.40				
Total	$3,898.17	$4,058.40	($160.23)	-4%	1	1
52434206000001100 - Maint	$9,779.79	$10,202.11				
Total	$9,779.79	$10,202.11	($422.32)	-4%	1	1
52434206000003040 - Maint	$9,674.02	$10,029.48				
Total	$9,674.02	$10,029.48	($355.46)	-4%	1	1

UNIT 19A - REGIONAL CENTER IRRIGATION

	Tax per Assessable Unit		Incr/(Decr)		Number of Assessable Units	
	FYE 9/30/26	FYE 9/30/25	$	%	FYE 9/30/26	FYE 9/30/25
52434206030010000 - Maint	$1,278.67	$1,327.81				
Total	$1,278.67	$1,327.81	($49.14)	-4%	1	1
52434206030030000 - Maint	$5,848.64	$6,089.87				
Total	$5,848.64	$6,089.87	($241.23)	-4%	1	1
52434206050000000 - Maint	$45,466.02	$47,711.45				
Total	$45,466.02	$47,711.45	($2,245.43)	-5%	1	1
52434206060000000 - Maint	$11,881.26	$12,480.03				
Total	$11,881.26	$12,480.03	($598.77)	-5%	1	1
52434206070010010 - Maint	$3,849.91	$3,979.64				
Total	$3,849.91	$3,979.64	($129.73)	-3%	1	1
52434206070010020 - Maint	$1,955.24	$2,039.24				
Total	$1,955.24	$2,039.24	($84.00)	-4%	1	1
52434206070020000 - Maint	$5,822.79	$6,047.69				
Total	$5,822.79	$6,047.69	($224.90)	-4%	1	1
52434206080010000 - Maint	$3,847.42	$3,975.57				
Total	$3,847.42	$3,975.57	($128.15)	-3%	1	1
52434206120010020 - Maint	$17,991.26	$18,996.46				
Total	$17,991.26	$18,996.46	($1,005.20)	-5%	1	1
52434206120010040 - Maint	$3,931.57	$4,112.91				
Total	$3,931.57	$4,112.91	($181.34)	-4%	1	1
52434206120020000 - Maint	$16,006.90	$16,909.68				
Total	$16,006.90	$16,909.68	($902.78)	-5%	1	1
52434206120030000 - Maint	$2,000.07	$2,112.42				
Total	$2,000.07	$2,112.42	($112.35)	-5%	1	1
52434206230010000 - Maint	$5,844.60	$6,083.28				
Total	$5,844.60	$6,083.28	($238.68)	-4%	1	1
52434206230020000 - Maint	$575.25	$597.36				
Total	$575.25	$597.36	($22.11)	-4%	1	1
52434206230020010 - Maint	$1,549.56	$1,609.11				
Total	$1,549.56	$1,609.11	($59.55)	-4%	1	1

UNIT 19A - REGIONAL CENTER IRRIGATION

	Tax per Assessable Unit		Incr/(Decr)		Number of Assessable Units	
	FYE 9/30/26	FYE 9/30/25	$	%	FYE 9/30/26	FYE 9/30/25
52434206230020020 - Maint	$1,158.57	$1,203.10				
Total	$1,158.57	$1,203.10	($44.53)	-4%	1	1
52434206230030000 - Maint	$1,576.56	$1,637.15				
Total	$1,576.56	$1,637.15	($60.59)	-4%	1	1
52434206230030010 - Maint	$2,250.34	$2,336.83				
Total	$2,250.34	$2,336.83	($86.49)	-4%	1	1
52434206230030020 - Maint	$1,506.78	$1,564.68				
Total	$1,506.78	$1,564.68	($57.90)	-4%	1	1
52434206230040000 - Maint	$866.65	$899.96				
Total	$866.65	$899.96	($33.31)	-4%	1	1
52434206230050000 - Maint	$128.69	$133.64				
Total	$128.69	$133.64	($4.95)	-4%	1	1
52434206230060000 - Maint	$750.76	$779.60				
Total	$750.76	$779.60	($28.84)	-4%	1	1
52434206300010010 - Maint	$85,581.45	$87,842.02				
Total	$85,581.45	$87,842.02	($2,260.57)	-3%	1	1
52434206300010020 - Maint	$1,892.41	$1,936.71				
Total	$1,892.41	$1,936.71	($44.30)	-2%	1	1
52434206300130000 - Maint	$1,917.27	$1,977.28				
Total	$1,917.27	$1,977.28	($60.01)	-3%	1	1
52434206300180000 - Maint	$3,812.41	$3,918.44				
Total	$3,812.41	$3,918.44	($106.03)	-3%	1	1
Harbour Oaks (317 Units) - Maint	$231.76	$236.99				
Total	$231.76	$236.99	($5.23)	-2%	317	317
Landmark at the Gardens Condos - Maint	$57.94	$59.85				
Total	$57.94	$59.85	($1.91)	-3%	166	166
San Matera Condos - 1081 sq ft - Maint	$114.88	$119.33				
Total	$114.88	$119.33	($4.45)	-4%	24	24
San Matera Condos - 1203 sq ft - Maint	$115.69	$120.65				
Total	$115.69	$120.65	($4.96)	-4%	24	24

UNIT 19A - REGIONAL CENTER IRRIGATION

	Tax per Assessable Unit		Incr/(Decr)		Number of Assessable Units	
	FYE 9/30/26	FYE 9/30/25	$	%	FYE 9/30/26	FYE 9/30/25
San Matera Condos - 1288-1331 sq ft - M	$116.43	$121.86				
Total	$116.43	$121.86	($5.43)	-4%	128	128
San Matera Condos - 1370 sq ft - Maint	$116.79	$122.45				
Total	$116.79	$122.45	($5.66)	-5%	44	44
San Matera Condos - 1718-1730 sq ft - M	$119.11	$126.23				
Total	$119.11	$126.23	($7.12)	-6%	20	20
San Matera Condos - 1818-1832 sq ft - M	$119.80	$127.36				
Total	$119.80	$127.36	($7.56)	-6%	16	16
San Matera Condos - 710 sq ft - Maint	$112.43	$115.32				
Total	$112.43	$115.32	($2.89)	-3%	24	24
San Matera Condos - 783-816 sq ft - Maint	$113.08	$116.40				
Total	$113.08	$116.40	($3.32)	-3%	166	166
San Matera Condos - 896 sq ft - Maint	$113.66	$117.33				
Total	$113.66	$117.33	($3.67)	-3%	36	36
San Matera Condos - 999-1016 sq ft - Mai	$114.41	$118.56				
Total	$114.41	$118.56	($4.15)	-4%	194	194

Budget Highlights:

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

> 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 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: UNIT 20 - MAINTENANCE FUND	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	228,083	118,514	118,514	127,139	127,268
31901 AGREEMENT ASSESSMENTS	9,837	4,072	4,072	4,369	4,373
	237,920	122,586	122,586	131,508	131,641
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(830)	(1,129)	(1,139)	(1,212)	(1,213)
54903 TAX DISCOUNT	(8,110)	(4,558)	(4,241)	(4,890)	(4,895)
54904 UNIQUE ASSMTS DISCOUNT	(393)	(195)	-	(210)	(210)
	(9,333)	(5,882)	(5,380)	(6,312)	(6,318)
Other					
32900 PERMIT FEES	3,000	-	1,250	-	-
36110 INTEREST EARNINGS	16,732	-	12,607	-	-
36132 INTEREST EARNINGS-TAXES	337	-	118	-	-
	20,069	-	13,975	-	-
TOTAL REVENUES	**248,656**	**116,704**	**131,181**	**125,196**	**125,323**
EXPENSES					
Personnel Services					
59117 Personnel Services	42,862	47,834	37,940	53,285	54,884
	42,862	47,834	37,940	53,285	54,884
Contractual Services					
53101 ENGINEERING FEES	13,118	15,000	9,360	10,000	10,000
53109 LEGAL SERVICES	8,802	1,000	18,502	7,000	7,000
53114 WATER QUALITY	1,708	1,577	1,932	-	-
53117 GIS	-	-	-	578	578
53201 AUDITORS SERVICES	507	562	495	579	579
53403 CHEMICAL WEED CONTROL	7,550	7,928	7,928	8,562	8,562
53407 TRASH DISPOSAL	-	1,500	850	6,000	6,000
59126 Insurance	1,561	1,685	1,651	1,750	1,855
	33,246	29,252	40,718	34,469	34,574
Repairs & Maintenance					
54604 REPAIR & MAINT-CANAL/LAKE	10,000	10,000	10,000	23,219	23,219
54608 REPAIR & MAINT - GENERAL	7,372	22,000	9,428	3,000	3,000
54614 REPAIR & MAINT - GATE	-	1,500	1,200	-	-
54617 Repairs & Maint - Catch Basins	16,392	5,000	-	-	-
54623 R & M WATER STRUCTURES	-	3,000	-	8,000	8,000
	33,764	41,500	20,628	34,219	34,219
Capital Outlay					
56301 IMPRVMNTS OTHER THAN BLDG	78,000	-	8,067	-	-
56304 GIS	341	516	537	-	-
56501 CONSTRUCTION IN PROGRESS	2,262	-	-	-	-

UNIT 20 - JUNO ISLES

Fund Name: UNIT 20 - MAINTENANCE FUND	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
	80,603	516	8,604	-	-
Other					
59110 ADMINISTRAT TRANSFER OUT	845	1,086	812	1,070	1,070
59111 OPERATIONS TRANSFER OUT	455	585	437	576	576
59114 LANDOWNER REIMBURSMENT	58,155	-	18,100	-	-
99999 Add'l cash required/(available) for budget	(1,276)	(4,069)	-	1,577	-
	58,179	(2,398)	19,349	3,223	1,646
TOTAL EXPENSES	**248,654**	**116,704**	**127,239**	**125,196**	**125,323**

	Tax per Assessable Unit				Number of Assessable Units	
	FYE 9/30/26	FYE 9/30/25	Incr/(Decr) $	Incr/(Decr) %	FYE 9/30/26	FYE 9/30/25
A - Maint	$602.55	$561.67	$40.88	7%	96	96
B - Maint	$451.91	$421.26	$30.65	7%	23	23
C - Maint	$301.28	$280.84	$20.44	7%	154	154
D - Maint	$150.64	$140.42	$10.22	7%	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. Through 2024, 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 occurred in the spring of 2025, and the District forwarded 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 (a/c #59114).

> Legal expense (a/c #53109) increased for services related to easement access.

> The original development expenditures related to Northern's Geographic Information System ("GIS") had been categoried in the budget as capital outlay. However, ongoing license and maintenance costs related to Northern's GIS are categoried in the budget as contractual services.

> Chemical Weed Control (a/c 53403) contract amended in March 2025 to allow extension through FYE 9/30/26, with option to renew annually four additional years. The FY26 budget reflects a 8% increase with the renewal for FY26 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 exhiltration system was terminated in the spring of 2025. Accordingly, revenues related to the exfiltration system have been excluded from future 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.

UNIT 20 - JUNO ISLES

Improvements Maintained:

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

UNIT 21 - OLD MARSH

Fund Name: UNIT 21 - MAINTENANCE FUND	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	834,032	912,769	912,769	960,437	928,092
	834,032	912,769	912,769	960,437	928,092
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(3,018)	(8,692)	(8,758)	(9,146)	(8,838)
54903 TAX DISCOUNT	(30,899)	(35,105)	(34,254)	(36,938)	(35,694)
	(33,917)	(43,797)	(43,012)	(46,084)	(44,532)
Other					
32900 PERMIT FEES	250	-	-	-	-
36110 INTEREST EARNINGS	28,310	-	27,493	-	-
36132 INTEREST EARNINGS-TAXES	892	-	1,049	-	-
	29,452	-	28,542	-	-
TOTAL REVENUES	**829,567**	**868,972**	**898,299**	**914,353**	**883,560**
EXPENSES					
Personnel Services					
59117 Personnel Services	168,494	208,793	150,297	210,744	217,066
	168,494	208,793	150,297	210,744	217,066
Contractual Services					
53101 ENGINEERING FEES	10,800	1,000	1,200	1,000	1,000
53109 LEGAL SERVICES	-	800	1,116	1,000	1,000
53114 WATER QUALITY	8,562	8,953	12,061	8,776	8,776
53117 GIS	-	-	-	455	455
53201 AUDITORS SERVICES	2,388	2,647	2,332	2,726	2,726
53402 MARSH MAINT-LITTORAL ZONE	124,188	136,203	96,888	143,013	143,013
53403 CHEMICAL WEED CONTROL	51,432	52,975	52,975	55,624	55,624
53409 MOWING AND LANDSCAPING	321	343	343	3,005	3,005
53412 BIOLOGICAL WEED CONTROL	-	25,000	-	-	-
53413 PRESERVE/EXOTIC MAINT	193,224	216,053	147,555	226,855	226,855
59126 Insurance	9,798	11,869	11,633	12,856	13,628
	400,713	455,843	326,103	455,310	456,082
Utilities					
54301 ELECTRICITY	19,896	21,902	8,563	22,997	23,687
	19,896	21,902	8,563	22,997	23,687
Supplies & Materials					
54908 GOV'MNTL REGISTRATION FEE	75	-	75	75	75
55201 FUEL-PUMP STATIONS	119	3,605	350	3,605	3,605
55206 MISCELLANEOUS SUPPLIES	95	-	-	-	-
	289	3,605	425	3,680	3,680
Repairs & Maintenance					
54601 REPAIR & MAINT-AERATORS	43,294	56,200	12,495	52,450	52,450

UNIT 21 - OLD MARSH

Fund Name: UNIT 21 - MAINTENANCE FUND	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
54602 REPAIR & MAINT-PUMP STATN	2,194	16,300	337	30,000	30,000
54604 REPAIR & MAINT-CANAL/LAKE	1,857	5,000	-	5,000	5,000
54606 REPAIR & MAINT-BLDG	-	2,000	206	2,000	2,000
54608 REPAIR & MAINT - GENERAL	545	3,000	1,899	1,500	1,500
54610 REPAIR & MAINT-TELEMETRY	1,051	17,500	5,431	15,000	15,000
54613 REPAIR & MAINT-CULVERTS	-	10,000	-	50,000	5,000
54614 REPAIR & MAINT - GATE	-	1,500	-	1,500	1,500
54619 R&M-GENERATORS	2,173	15,500	2,071	15,500	15,500
54623 R & M WATER STRUCTURES	-	3,000	-	3,000	3,000
54624 R&M-PRESERVE STRUCTURES/INLETS	2,080	2,080	2,080	-	-
	53,194	132,080	24,519	175,950	130,950
Capital Outlay					
56304 GIS	269	406	423	-	-
56401 MACHINERY & EQUIPMENT	-	93,750	144,669	35,000	-
	269	94,156	145,092	35,000	-
Debt Service					
57101 DEBT SERVICE-PRINCIPAL	28,673	23,877	23,877	25,245	26,691
57201 DEBT SERVICE-INTEREST	10,201	14,997	14,997	13,629	12,183
	38,874	38,874	38,874	38,874	38,874
Other					
59110 ADMINISTRAT TRANSFER OUT	5,929	7,622	5,699	7,509	7,509
59111 OPERATIONS TRANSFER OUT	4,509	5,797	4,334	5,712	5,712
59115 FUND EQUITY TRANSFER OUT	-	-	14,900	-	-
99999 Add'l cash required/(available) for budget	137,401	(99,700)	-	(41,423)	-
	147,839	(86,281)	24,933	(28,202)	13,221
TOTAL EXPENSES	**829,568**	**868,972**	**718,806**	**914,353**	**883,560**

	Tax per Assessable Unit				Number of Assessable Units	
	FYE 9/30/26	FYE 9/30/25	Incr/(Decr) $	Incr/(Decr) %	FYE 9/30/26	FYE 9/30/25
ALL NON EXEMPT PARCELS - Maint	$3,169.76	$3,012.44	$157.32	5%	303	303

Budget Highlights:

- This unit was allocated $300k from a 2023 multi-unit loan for the pump station control panel replacement, but the lowest bid for the project came in at ~ $316k, and the shortfall covered by maintenance funds (a/c #59115). 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 original development expenditures related to Northern's Geographic Information System ("GIS") had been categoried in the budget as capital outlay. However, ongoing license and maintenance costs related to Northern's GIS are categoried in the budget as contractual services.
- The contract for aquatic weed control and marsh maintenance (a/c #53403 and 53402) amended in March 2025 to allow extension through FYE 9/30/26, with option to renew annually four additional years. The FY26 budget reflects a 5% increase with the renewal for FY26 due to the contractor's request for an increase.
- Contract work associated with mowing and landscaping (a/c #53409) was revised and rebid in March 2025. The revised contracts allow for annual extensions through FY 9/30/30. The proposed budget reflects the pricing of the revised contracts.
- 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 21 - OLD MARSH

> Preserve maintenance (a/c #53413) contract allows annual extensions through FYE 9/30/28. The FY26 budget reflects a 5% increase with the renewal for FY26 due to the contractor's request for an increase.

> 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.

> Machinery & Equipment (a/c# 56401) included funding of the pump station generator replacement.

> 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: 1 Pump Station 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 9/30/25:

Description	Interest Rates	Outstanding	Final Maturity
2023 Multi unit loan (control panel renovations)	5.65%	$247,450	8/1/2033

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

Year Ending September 30,	Principal	Interest	Total
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
2030	$31,547	$7,327	$38,874
THEREAFTER	$105,909	$10,715	$116,624
Total	$247,451	$63,543	$310,994

UNIT 23 - THE SHORES

Fund Name: UNIT 23 - MAINTENANCE FUND	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	326,553	357,461	357,461	439,283	526,993
31901 AGREEMENT ASSESSMENTS	8,979	9,829	9,829	12,079	14,491
	335,532	367,290	367,290	451,362	541,484
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(1,181)	(3,401)	(3,413)	(4,186)	(5,021)
54903 TAX DISCOUNT	(12,036)	(13,748)	(13,120)	(16,895)	(20,268)
54904 UNIQUE ASSMTS DISCOUNT	(359)	(472)	(393)	(580)	(696)
	(13,576)	(17,621)	(16,926)	(21,661)	(25,985)
Other					
32900 PERMIT FEES	500	-	250	-	-
36110 INTEREST EARNINGS	17,692	-	14,136	-	-
36132 INTEREST EARNINGS-TAXES	394	-	414	-	-
	18,586	-	14,800	-	-
TOTAL REVENUES	**340,542**	**349,669**	**365,164**	**429,701**	**515,499**
EXPENSES					
Personnel Services					
59117 Personnel Services	60,497	66,035	60,386	77,665	79,995
	60,497	66,035	60,386	77,665	79,995
Contractual Services					
53101 ENGINEERING FEES	-	1,000	-	2,000	2,000
53109 LEGAL SERVICES	93	500	1,102	10,000	10,000
53114 WATER QUALITY	1,846	1,568	1,568	4,120	4,120
53117 GIS	-	-	-	1,067	1,067
53201 AUDITORS SERVICES	1,135	1,258	1,108	1,296	1,296
53402 MARSH MAINT-LITTORAL ZONE	12,237	37,909	9,634	39,804	39,804
53403 CHEMICAL WEED CONTROL	38,896	40,063	40,063	42,066	42,066
53407 TRASH DISPOSAL	-	500	-	500	500
53409 MOWING AND LANDSCAPING	648	700	700	4,503	4,503
53413 PRESERVE/EXOTIC MAINT	122,930	133,135	135,268	183,252	183,252
59126 Insurance	2,964	3,212	3,148	3,393	3,596
	180,749	219,845	192,591	292,001	292,204
Utilities					
54301 ELECTRICITY	369	374	259	393	405
	369	374	259	393	405
Repairs & Maintenance					
54604 REPAIR & MAINT-CANAL/LAKE	-	5,000	-	5,000	5,000
54608 REPAIR & MAINT - GENERAL	165	4,000	165	7,000	7,000
54610 REPAIR & MAINT-TELEMETRY	164	5,000	127	5,000	5,000
54613 REPAIR & MAINT-CULVERTS	41,500	100,000	68,930	100,000	100,000
54614 REPAIR & MAINT - GATE	1,900	-	-	-	-

UNIT 23 - THE SHORES

Fund Name: UNIT 23 - MAINTENANCE FUND	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
54623 R & M WATER STRUCTURES	-	2,000	-	2,000	2,000
54624 R&M-PRESERVE STRUCTURES/INLETS	2,912	2,912	2,912	-	-
	46,641	118,912	72,134	119,000	119,000
Capital Outlay					
56304 GIS	629	951	1,240	-	-
	629	951	1,240	-	-
Other					
59110 ADMINISTRAT TRANSFER OUT	12,574	16,166	12,087	15,927	15,927
59111 OPERATIONS TRANSFER OUT	6,290	8,086	6,046	7,967	7,967
99999 Add'l cash required/(available) for budget	32,791	(80,700)	-	(83,252)	-
	51,655	(56,448)	18,133	(59,358)	23,894
TOTAL EXPENSES	**340,540**	**349,669**	**344,743**	**429,701**	**515,498**

	Tax per Assessable Unit				Number of Assessable Units	
	FYE 9/30/26	FYE 9/30/25	Incr/(Decr) $	Incr/(Decr) %	FYE 9/30/26	FYE 9/30/25
ALL NON EXEMPT PARCELS - Maint	$635.72	$517.31				
Total	$635.72	$517.31	$118.41	23%	710	710

Budget Highlights:

> Legal expense (a/c #53109) increased for services related to easement access and illegal dumping.

> The original development expenditures related to Northern's Geographic Information System ("GIS") had been categoried in the budget as capital outlay. However, ongoing license and maintenance costs related to Northern's GIS are categoried in the budget as contractual services.

> The contract for aquatic weed control and marsh maintenance (a/c #53403 and 53402) amended in March 2025 to allow extension through FYE 9/30/26, with option to renew annually four additional years. The FY26 budget reflects a 5% increase with the renewal for FY26 due to the contractor's request for an increase.

> Contract work associated with mowing and landscaping (a/c #53409) was revised and rebid in March 2025. The revised contracts allow for annual extensions through FY 9/30/30. The proposed budget reflects the pricing of the revised contracts.

> Preserve maintenance (a/c #53413) contract allows annual extensions through FYE 9/30/28. The FY26 budget reflects a 5% increase with the renewal for FY26 due to the contractor's request for an increase, plus the addition of 10 additional crew days.

> 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.

UNIT 23 - THE SHORES

- Of the total assessable units, 19 taxable units relate to special agreements with the District, and are not assessed as part of real property tax bills from the Palm Beach County Tax Collector. These taxable units belong to the Palm Beach County School District. Special agreement assessments are invoiced directly by the District.
- Charges for personnel services, insurance, and administrative and operations transfers are based upon allocations using timesheet postings, value of structures, number of debt issues, total direct expenditures, unit history, and number of taxable units.

Improvements Maintained:

Northern maintains the following Improvements in Unit No. 23, The Shores of Jupiter: 1 Operable Structure; I 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 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	349,204	382,273	382,273	401,598	540,243
	349,204	382,273	382,273	401,598	540,243
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(1,260)	(3,641)	(3,625)	(3,827)	(5,148)
54903 TAX DISCOUNT	(12,688)	(14,702)	(13,855)	(15,445)	(20,777)
	(13,948)	(18,343)	(17,480)	(19,272)	(25,925)
Other					
36110 INTEREST EARNINGS	37,935	-	31,377	-	-
36132 INTEREST EARNINGS-TAXES	456	-	491	-	-
	38,391	-	31,868	-	-
TOTAL REVENUES	**373,647**	**363,930**	**396,661**	**382,326**	**514,318**
EXPENSES					
Personnel Services					
59117 Personnel Services	81,686	94,613	69,146	93,915	96,732
	81,686	94,613	69,146	93,915	96,732
Contractual Services					
53101 ENGINEERING FEES	7,200	1,000	10,404	1,000	1,000
53109 LEGAL SERVICES	493	800	1,464	800	800
53117 GIS	-	-	-	658	658
53118 OTHER PROFESSIONAL SVCS	-	-	-	1,000	1,000
53201 AUDITORS SERVICES	1,318	1,461	1,287	1,505	1,505
53402 MARSH MAINT-LITTORAL ZONE	26,111	50,630	30,353	53,162	53,162
53403 CHEMICAL WEED CONTROL	39,200	40,435	40,435	42,395	42,395
53407 TRASH DISPOSAL	-	1,000	-	1,000	1,000
53409 MOWING AND LANDSCAPING	24,956	26,817	26,817	20,336	20,336
53413 PRESERVE/EXOTIC MAINT	4,227	24,882	12,035	26,126	26,126
59126 Insurance	10,437	12,601	12,350	12,956	13,734
	113,942	159,626	135,145	160,938	161,716
Utilities					
54301 ELECTRICITY	8,734	10,046	5,738	10,548	10,864
	8,734	10,046	5,738	10,548	10,864
Supplies & Materials					
55201 FUEL-PUMP STATIONS	-	3,595	475	3,595	3,595
	-	3,595	475	3,595	3,595
Repairs & Maintenance					
54601 REPAIR & MAINT-AERATORS	2,817	8,140	1,210	13,640	13,640
54602 REPAIR & MAINT-PUMP STATN	3,965	25,700	337	30,000	30,000
54604 REPAIR & MAINT-CANAL/LAKE	59,000	35,000	3,750	5,000	5,000
54606 REPAIR & MAINT-BLDG	-	2,000	99	2,000	2,000

UNIT 24 - IRONHORSE

Fund Name: UNIT 24 - MAINTENANCE FUND	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
54607 REPAIR & MAINT-WELLS	-	2,500	-	2,500	2,500
54608 REPAIR & MAINT - GENERAL	533	10,000	400	1,000	1,000
54610 REPAIR & MAINT-TELEMETRY	673	7,500	127	5,000	5,000
54613 REPAIR & MAINT-CULVERTS	-	40,000	-	30,000	20,000
54614 REPAIR & MAINT - GATE	-	1,500	-	500	500
54619 R&M-GENERATORS	1,960	15,500	2,332	15,500	15,500
54623 R & M WATER STRUCTURES	-	2,000	-	2,000	2,000
	68,948	149,840	8,255	107,140	97,140
Capital Outlay					
56301 IMPRVMNTS OTHER THAN BLDG	9,850	-	385,755	-	-
56304 GIS	513	586	610	-	-
56401 MACHINERY & EQUIPMENT	28,425	108,750	144,669	-	100,000
	38,788	109,336	531,034	-	100,000
Debt Service					
57101 DEBT SERVICE-PRINCIPAL	-	-	-	13,204	14,419
57201 DEBT SERVICE-INTEREST	-	-	-	17,940	16,725
	-	-	-	31,144	31,144
Other					
59110 ADMINISTRAT TRANSFER OUT	4,643	5,969	4,463	5,881	5,881
59111 OPERATIONS TRANSFER OUT	5,721	7,355	5,499	7,246	7,246
99999 Add'l cash required/(available) for budget	51,186	(176,450)	-	(38,081)	-
	61,550	(163,126)	9,962	(24,954)	13,127
TOTAL EXPENSES	**373,648**	**363,930**	**759,755**	**382,326**	**514,318**

	Tax per Assessable Unit				Number of Assessable Units	
			Incr/(Decr)			
	FYE 9/30/26	FYE 9/30/25	$	%	FYE 9/30/26	FYE 9/30/25
ALL NON EXEMPT PARCELS - Maint	$916.89	$872.77	$44.12	5%	438	438

Budget Highlights:

- New loan approximating $205,000 to cover Unit 24's share of proposed multi unit culvert work. Cost sharing % = 44/46/9 split between units 1/7/24 respectively. 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.
- The original development expenditures related to Northern's Geographic Information System ("GIS") had been categoried in the budget as capital outlay. However, ongoing license and maintenance costs related to Northern's GIS are categoried in the budget as contractual services.
- The budget for Other Professional Svcs (a/c #53118) is for FRDAP grant application assistance from the District's professional grant writer.
- Chemical Weed Control (a/c 53403) contract allowed for annual extensions through FYE 9/30/25. A contract amendment was approved to allow for extensions through FY 9/30/30. The FY26 budget reflects a 4% increase with the renewal for FY26 due to the contractor's request for an increase.
- The contract for aquatic weed control and marsh maintenance (a/c #53403 and 53402) amended in March 2025 to allow extension through FYE 9/30/26, with option to renew annually four additional years. The FY26 budget reflects a 5% increase with the renewal for FY26 due to the contractor's request for an increase.
- Contract work associated with mowing and landscaping (a/c #53409) was revised and rebid in March 2025. The revised contracts allow for annual extensions through FY 9/30/30. The proposed budget reflects the pricing of the revised contracts.

UNIT 24 - IRONHORSE

> Preserve maintenance (a/c #53413) contract allows annual extensions through FYE 9/30/28. The FY26 budget reflects a 5% increase with the renewal for FY26 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.

> Budgeted Repair & Maintenance- Culverts (a/c #54613) includes diving inspections on various culverts in accordance with maintenance schedule.

> Machinery & Equipment (a/c# 56401) included funding of the pump station generator replacement.

> 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.
- 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; 1 Telemetry Stations, 1 Metritapes; Culverts; 1 Landscape Site; Canal Right-of-Way; 1 Dock; 1 Permanent Backup Generator; 1 Fuel Tank.

Debt Outstanding as of 9/30/25:

Description	Interest Rates	Outstanding	Final Maturity
Proposed loan for multi-unit culvert work	9%	$205,000	8/1/2035

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

Year Ending September 30,	Principal	Interest	Total
2026	$13,204	$17,940	$31,144
2027	$14,419	$16,725	$31,144
2028	$15,746	$15,398	$31,144
2029	$17,195	$13,949	$31,144
2030	$18,778	$12,366	$31,144
THEREAFTER	$125,658	$32,503	$158,161
Total	$205,000	$108,881	$313,881

UNIT 27B - BOTANICA

Fund Name: UNIT 27B - MAINTENANCE FUND

	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	184,181	191,266	191,266	201,998	139,280
	184,181	191,266	191,266	201,998	139,280
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(665)	(1,821)	(1,826)	(1,924)	(1,327)
54903 TAX DISCOUNT	(6,926)	(7,356)	(4,017)	(7,769)	(5,357)
	(7,591)	(9,177)	(5,843)	(9,693)	(6,684)
Other					
36110 INTEREST EARNINGS	16,149	-	14,602	-	-
36132 INTEREST EARNINGS-TAXES	224	-	243	-	-
	16,373	-	14,845	-	-
TOTAL REVENUES	**192,963**	**182,089**	**200,268**	**192,305**	**132,596**
EXPENSES					
Personnel Services					
59117 Personnel Services	42,988	50,436	39,104	50,074	51,576
	42,988	50,436	39,104	50,074	51,576
Contractual Services					
53101 ENGINEERING FEES	-	1,000	-	10,000	10,000
53109 LEGAL SERVICES	440	500	-	3,000	3,000
53115 FINANCIAL CONS./ADVISOR	100	200	233	200	200
53117 GIS	-	-	-	816	816
53201 AUDITORS SERVICES	1,383	1,533	1,351	1,579	1,579
53402 MARSH MAINT-LITTORAL ZONE	669	7,738	698	8,125	8,125
53403 CHEMICAL WEED CONTROL	5,562	5,729	5,729	6,015	6,015
53409 MOWING AND LANDSCAPING	-	-	-	675	675
53413 PRESERVE/EXOTIC MAINT	59,962	97,344	66,302	113,277	15,000
57301 TRUSTEE FEES	1,350	1,250	1,250	1,250	1,250
59126 Insurance	2,910	3,272	3,207	3,617	3,834
	72,376	118,566	78,770	148,554	50,494
Repairs & Maintenance					
54608 REPAIR & MAINT - GENERAL	-	5,000	753	3,000	3,000
54613 REPAIR & MAINT-CULVERTS	4,000	10,000	-	10,000	5,000
54620 R & M - Preserve Structures	-	15,000	-	5,000	15,000
54623 R & M WATER STRUCTURES	-	2,000	-	2,000	2,000
	4,000	32,000	753	20,000	25,000
Capital Outlay					
56304 GIS	481	727	757	-	-
	481	727	757	-	-
Other					
59110 ADMINISTRAT TRANSFER OUT	2,414	3,103	2,320	3,057	3,057

UNIT 27B - BOTANICA

Fund Name: UNIT 27B - MAINTENANCE FUND	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
59111 OPERATIONS TRANSFER OUT	1,950	2,507	1,874	2,470	2,470
99999 Add'l cash required/(available) for budget	68,755	(25,250)	-	(31,850)	-
	73,119	(19,640)	4,194	(26,323)	5,527
TOTAL EXPENSES	**192,964**	**182,089**	**123,578**	**192,305**	**132,597**

Fund Name: UNIT 27B - DEBT FUND	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	206,008	222,596	222,596	230,827	236,628
	206,008	222,596	222,596	230,827	236,628
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(744)	(2,119)	(2,124)	(2,198)	(2,254)
54903 TAX DISCOUNT	(7,760)	(8,561)	(8,273)	(8,878)	(9,101)
	(8,504)	(10,680)	(10,397)	(11,076)	(11,355)
Other					
36110 INTEREST EARNINGS	5,610	-	4,584	-	-
36132 INTEREST EARNINGS-TAXES	246	-	285	-	-
	5,856	-	4,869	-	-
TOTAL REVENUES	**203,360**	**211,916**	**217,068**	**219,751**	**225,273**
EXPENSES					
Debt Service					
57101 DEBT SERVICE-PRINCIPAL	185,000	190,000	190,000	200,000	200,000
57201 DEBT SERVICE-INTEREST	36,716	33,034	33,034	29,253	25,273
	221,716	223,034	223,034	229,253	225,273
Other					
99999 Add'l cash required/(available) for budget	(18,357)	(11,118)	-	(9,502)	-
	(18,357)	(11,118)	-	(9,502)	-
TOTAL EXPENSES	**203,359**	**211,916**	**223,034**	**219,751**	**225,273**

	Tax per Assessable Unit				Number of Assessable Units	
	FYE 9/30/26	FYE 9/30/25	Incr/(Decr) $	Incr/(Decr) %	FYE 9/30/26	FYE 9/30/25
Commercial - Maint	$1,497.91	$1,418.34				
Commercial - Debt	$1,264.39	$1,219.31				
Total	$2,762.30	$2,637.65	$124.65	5%	6	6
Condo units - Maint	$334.32	$316.56				
Condo units - Debt	$326.99	$315.33				

UNIT 27B - BOTANICA

	Tax per Assessable Unit				Number of Assessable Units	
	FYE 9/30/26	FYE 9/30/25	Incr/(Decr) $	Incr/(Decr) %	FYE 9/30/26	FYE 9/30/25
Total	$661.31	$631.89	$29.42	5%	265	265
Single Family - 40 ft lots - Maint	$423.64	$401.14				
Single Family - 40 ft lots - Debt	$553.84	$534.09				
Total	$977.48	$935.23	$42.25	5%	60	60
Single Family - 50 ft lots - Maint	$529.56	$501.42				
Single Family - 50 ft lots - Debt	$692.30	$667.61				
Total	$1,221.86	$1,169.03	$52.83	5%	63	63
Single Family - Preserve lots - Maint	$635.49	$601.73				
Single Family - Preserve lots - Debt	$830.78	$801.16				
Total	$1,466.27	$1,402.89	$63.38	5%	15	15
Townhomes - Maint	$270.78	$256.39				
Townhomes - Debt	$353.99	$341.37				
Total	$624.77	$597.76	$27.01	5%	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 original development expenditures related to Northern's Geographic Information System ("GIS") had been categoried in the budget as capital outlay. However, ongoing license and maintenance costs related to Northern's GIS are categoried in the budget as contractual services.

> The contract for aquatic weed control and marsh maintenance (a/c #53403 and 53402) amended in March 2025 to allow extension through FYE 9/30/26, with option to renew annually four additional years. The FY26 budget reflects a 5% increase with the renewal for FY26 due to the contractor's request for an increase.

> Preserve maintenance (a/c #53413) contract allows annual extensions through FYE 9/30/28. The FY26 budget reflects a 5% increase with the renewal for FY26 due to the contractor's request for an increase, plus the addition of 5 additional crew days.

> 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; Culverts; Bridges.

Debt Outstanding as of 9/30/25:

Description	Interest Rates	Outstanding	Final Maturity
Refunding Bonds - Series 2021	1.99% - 2.52%	$1,470,000	8/1/2032

UNIT 27B - BOTANICA

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

Year Ending September 30,	Principal	Interest	Total
2026	$200,000	$29,253	$229,253
2027	$200,000	$25,273	$225,273
2028	$205,000	$21,293	$226,293
2029	$210,000	$17,214	$227,214
2030	$215,000	$13,035	$228,035
THEREAFTER	$440,000	$13,134	$453,134
Total	$1,470,000	$119,202	$1,589,202

UNIT 29 - NORTHFORK DEVELOPMENT

Fund Name: UNIT 29 - MAINTENANCE FUND	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	94,897	103,565	103,565	108,996	133,349
	94,897	103,565	103,565	108,996	133,349
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(344)	(987)	(997)	(1,039)	(1,271)
54903 TAX DISCOUNT	(3,564)	(3,983)	(3,847)	(4,192)	(5,129)
	(3,908)	(4,970)	(4,844)	(5,231)	(6,400)
Other					
36110 INTEREST EARNINGS	4,758	-	4,644	-	-
36132 INTEREST EARNINGS-TAXES	113	-	79	-	-
	4,871	-	4,723	-	-
TOTAL REVENUES	**95,860**	**98,595**	**103,444**	**103,765**	**126,949**
EXPENSES					
Personnel Services					
59117 Personnel Services	20,235	21,226	16,210	20,013	20,613
	20,235	21,226	16,210	20,013	20,613
Contractual Services					
53101 ENGINEERING FEES	-	1,000	-	1,000	1,000
53109 LEGAL SERVICES	-	500	-	500	500
53114 WATER QUALITY	1,846	1,568	1,568	4,120	4,120
53117 GIS	-	-	-	198	198
53118 OTHER PROFESSIONAL SVCS	3,000	-	-	-	-
53201 AUDITORS SERVICES	266	295	260	304	304
53402 MARSH MAINT-LITTORAL ZONE	669	6,577	698	6,906	6,906
53403 CHEMICAL WEED CONTROL	11,252	11,590	11,590	12,169	12,169
53413 PRESERVE/EXOTIC MAINT	15,347	33,995	4,249	45,695	45,695
59126 Insurance	441	458	449	526	558
	32,821	55,983	18,814	71,418	71,450
Repairs & Maintenance					
54613 REPAIR & MAINT-CULVERTS	-	20,000	-	20,000	20,000
	-	20,000	-	20,000	20,000
Capital Outlay					
56304 GIS	1,367	177	184	-	-
	1,367	177	184	-	-
Debt Service					
57101 DEBT SERVICE-PRINCIPAL	9,558	7,959	6,028	4,388	4,640
57201 DEBT SERVICE-INTEREST	3,400	4,999	3,830	2,369	2,118
	12,958	12,958	9,858	6,757	6,758
Other					

UNIT 29 - NORTHFORK DEVELOPMENT

Fund Name: UNIT 29 - MAINTENANCE FUND	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
59110 ADMINISTRAT TRANSFER OUT	5,273	6,779	5,069	6,679	6,679
59111 OPERATIONS TRANSFER OUT	1,144	1,472	1,101	1,450	1,450
99999 Add'l cash required/(available) for budget	22,061	(20,000)	-	(22,552)	-
	28,478	(11,749)	6,170	(14,423)	8,129
TOTAL EXPENSES	**95,859**	**98,595**	**51,236**	**103,765**	**126,950**

	Tax per Assessable Unit				Number of Assessable Units	
	FYE 9/30/26	FYE 9/30/25	Incr/(Decr) $	Incr/(Decr) %	FYE 9/30/26	FYE 9/30/25
ALL NON EXEMPT PARCELS - Maint	$825.73	$784.58	$41.15	5%	132	132

Budget Highlights:

> This unit was allocated $52,000 from a 2023 multi-unit loan for culvert work. Debt service for this loan is included the maintenance budget, but the loan proceeds and expenditures were recorded separately in a Capital Projects Fund.

> The original development expenditures related to Northern's Geographic Information System ("GIS") had been categoried in the budget as capital outlay. However, ongoing license and maintenance costs related to Northern's GIS are categoried in the budget as contractual services.

> The contract for aquatic weed control and marsh maintenance (a/c #53403 and 53402) amended in March 2025 to allow extension through FYE 9/30/26, with option to renew annually four additional years. The FY26 budget reflects a 5% increase with the renewal for FY26 due to the contractor's request for an increase.

> Preserve maintenance (a/c #53413) contract allows annual extensions through FYE 9/30/28. The FY26 budget reflects a 5% increase with the renewal for FY26 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.
- 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 9/30/25:

Description	Interest Rates	Outstanding	Final Maturity
2023 Multi unit loan (culvert repairs)	5.65%	$43,015	8/1/2033

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

Year Ending September 30,	Principal	Interest	Total
2026	$4,388	$2,369	$6,757
2027	$4,640	$2,118	$6,758
2028	$4,906	$1,852	$6,758

UNIT 29 - NORTHFORK DEVELOPMENT

2029	$5,187	$1,571	$6,758
2030	$5,484	$1,274	$6,758
THEREAFTER	$18,410	$1,863	$20,273
Total	$43,015	$11,047	$54,062

UNIT 31 - BALLENISLES COUNTRY CLUB

Fund Name: UNIT 31 - MAINTENANCE FUND	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	929,999	1,305,638	1,304,941	1,428,506	1,481,201
	929,999	1,305,638	1,304,941	1,428,506	1,481,201
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(3,354)	(12,425)	(12,437)	(13,605)	(14,106)
54903 TAX DISCOUNT	(33,346)	(50,215)	(47,388)	(54,940)	(56,967)
	(36,700)	(62,640)	(59,825)	(68,545)	(71,073)
Other					
32900 PERMIT FEES	-	-	750	-	-
33002 INTERGOVERNMENTAL RECEIPT	-	-	135,101	-	-
36110 INTEREST EARNINGS	75,835	-	58,875	-	-
36132 INTEREST EARNINGS-TAXES	1,270	-	1,524	-	-
	77,105	-	196,250	-	-
TOTAL REVENUES	**970,404**	**1,242,998**	**1,441,366**	**1,359,961**	**1,410,128**
EXPENSES					
Personnel Services					
59117 Personnel Services	176,194	204,712	146,180	196,746	202,648
	176,194	204,712	146,180	196,746	202,648
Contractual Services					
53101 ENGINEERING FEES	39	1,000	2,049	152,000	5,000
53109 LEGAL SERVICES	1,160	4,000	5,104	3,000	3,000
53114 WATER QUALITY	4,072	5,140	7,040	5,600	5,600
53117 GIS	-	-	-	1,283	1,283
53201 AUDITORS SERVICES	3,774	4,183	3,686	4,308	4,308
53409 MOWING AND LANDSCAPING	1,037	1,120	1,120	720	720
59126 Insurance	37,136	45,125	44,226	48,412	51,316
	47,218	60,568	63,225	215,323	71,227
Utilities					
54301 ELECTRICITY	335,506	344,800	246,948	380,040	391,441
	335,506	344,800	246,948	380,040	391,441
Repairs & Maintenance					
54601 REPAIR & MAINT-AERATORS	299,738	343,150	292,427	389,320	389,320
54604 REPAIR & MAINT-CANAL/LAKE	6,900	10,000	3,258	10,000	10,000
54606 REPAIR & MAINT-BLDG	-	20,000	42,500	35,000	35,000
54608 REPAIR & MAINT - GENERAL	617	10,000	8,385	3,000	3,000
54610 REPAIR & MAINT-TELEMETRY	283	10,000	382	10,000	10,000
54611 REPAIR & MAINT-ROADS	-	25,000	-	27,000	20,000
54613 REPAIR & MAINT-CULVERTS	237,657	100,000	36,285	100,000	20,000
54614 REPAIR & MAINT - GATE	-	500	-	500	500
54617 Repairs & Maint - Catch Basins	72,434	100,000	-	30,000	40,000
54618 R&M-AERATOR REFURBISHMENTS	38,736	36,250	-	37,500	37,500

UNIT 31 - BALLENISLES COUNTRY CLUB

Fund Name: UNIT 31 - MAINTENANCE FUND	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
54623 R & M WATER STRUCTURES	-	4,000	85	4,000	4,000
	656,365	658,900	383,322	646,320	569,320
Capital Outlay					
56304 GIS	1,692	1,144	1,816	-	-
56401 MACHINERY & EQUIPMENT	173,549	147,000	140,220	281,500	150,000
	175,241	148,144	142,036	281,500	150,000
Other					
59110 ADMINISTRAT TRANSFER OUT	14,973	19,249	14,393	18,965	18,965
59111 OPERATIONS TRANSFER OUT	5,153	6,625	4,954	6,527	6,527
59114 LANDOWNER REIMBURSMENT	4,318	-	-	-	-
99999 Add'l cash required/(available) for budget	(444,563)	(200,000)	-	(385,460)	-
	(420,119)	(174,126)	19,347	(359,968)	25,492
TOTAL EXPENSES	**970,405**	**1,242,998**	**1,001,058**	**1,359,961**	**1,410,128**

	Tax per Assessable Unit				Number of Assessable Units	
	FYE 9/30/26	FYE 9/30/25	Incr/(Decr) $	Incr/(Decr) %	FYE 9/30/26	FYE 9/30/25
Commercial - Maint	$5,228.32	$4,778.66	$449.66	9%	2	2
ERU (Not overlapped by Unit 12) - Maint	$763.04	$697.41	$65.63	9%	518	518
ERU (Overlapped by Unit 12) - Maint	$805.85	$739.96	$65.89	9%	1,057	1,057
GC (Not overlapped by Unit 12) - Maint	$499.45	$456.49	$42.96	9%	355	355
GC (Overlapped by Unit 12) - Maint	$542.26	$499.04	$43.22	9%	78	78

Budget Highlights:

> Engineering budget (a/c #53101) includes an estimate for design of the western pathway along BallenIsles Drive.

> The original development expenditures related to Northern's Geographic Information System ("GIS") had been categoried in the budget as capital outlay. However, ongoing license and maintenance costs related to Northern's GIS are categoried in the budget as contractual services.

> Contract work associated with mowing and landscaping (a/c #53409) was revised and rebid in March 2025. The revised contracts allow for annual extensions through FY 9/30/30. The proposed budget reflects the pricing of the revised contracts.

> 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.

> The FY26 budget for Machinery & Equipment (a/c# 56401) includes $130,000 for replacing outdated irrigation equipment with newer technology, and $151,500 for 6 new aerators. The FY25 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.

UNIT 31 - BALLENISLES COUNTRY CLUB

- 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:

Northern maintains the following Improvements in Unit No. 31, BallenIsles Country Club: 2 Operable Structures; 2 Operable Gates; 10 Fixed Structures; 117 Aerators; 2 Telemetry Stations; 3 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 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	22,450	24,217	24,217	20,724	21,479
	22,450	24,217	24,217	20,724	21,479
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(80)	(231)	(229)	(198)	(205)
54903 TAX DISCOUNT	(843)	(931)	(915)	(797)	(826)
	(923)	(1,162)	(1,144)	(995)	(1,031)
Other					
32900 PERMIT FEES	250	-	500	-	-
36110 INTEREST EARNINGS	1,616	-	1,636	-	-
36132 INTEREST EARNINGS-TAXES	34	-	31	-	-
	1,900	-	2,167	-	-
TOTAL REVENUES	**23,427**	**23,055**	**25,240**	**19,729**	**20,448**
EXPENSES					
Personnel Services					
59117 Personnel Services	6,220	6,766	5,262	7,011	7,221
	6,220	6,766	5,262	7,011	7,221
Contractual Services					
53101 ENGINEERING FEES	-	1,000	-	1,000	1,000
53109 LEGAL SERVICES	-	500	-	500	500
53117 GIS	-	-	-	84	84
53201 AUDITORS SERVICES	78	87	77	90	90
53403 CHEMICAL WEED CONTROL	1,803	1,875	1,875	1,950	1,950
53407 TRASH DISPOSAL	1,850	2,500	-	2,500	2,500
53409 MOWING AND LANDSCAPING	2,204	2,358	2,358	715	715
59126 Insurance	158	165	162	154	163
	6,093	8,485	4,472	6,993	7,002
Repairs & Maintenance					
54604 REPAIR & MAINT-CANAL/LAKE	-	5,000	-	5,000	5,000
54608 REPAIR & MAINT - GENERAL	-	2,500	-	500	500
54614 REPAIR & MAINT - GATE	-	500	-	500	500
	-	8,000	-	6,000	6,000
Capital Outlay					
56304 GIS	50	75	78	-	-
	50	75	78	-	-
Other					
59110 ADMINISTRAT TRANSFER OUT	92	118	88	116	116
59111 OPERATIONS TRANSFER OUT	86	111	83	109	109
99999 Add'l cash required/(available) for budget	10,885	(500)	-	(500)	-

UNIT 32 - PALM COVE

Fund Name: UNIT 32 - MAINTENANCE FUND	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
	11,063	(271)	171	(275)	225
TOTAL EXPENSES	**23,426**	**23,055**	**9,983**	**19,729**	**20,448**

	Tax per Assessable Unit				Number of Assessable Units	
	FYE 9/30/26	FYE 9/30/25	Incr/(Decr) $	Incr/(Decr) %	FYE 9/30/26	FYE 9/30/25
ALL NON EXEMPT PARCELS - Maint	$370.07	$432.45	($62.38)	-14%	56	56

Budget Highlights:

> The original development expenditures related to Northern's Geographic Information System ("GIS") had been categoried in the budget as capital outlay. However, ongoing license and maintenance costs related to Northern's GIS are categoried in the budget as contractual services.

> Chemical Weed Control (a/c 53403) contract allowed for annual extensions through FYE 9/30/25. A contract amendment was approved to allow for extensions through FY 9/30/30. The FY26 budget reflects a 4% increase with the renewal for FY26 due to the contractor's request for an increase.

> Contract work associated with mowing and landscaping (a/c #53409) was revised and rebid in March 2025. The revised contracts allow for annual extensions through FY 9/30/30. The proposed budget reflects the pricing of the revised contracts.

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 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	5,000	5,330	5,330	7,788	11,520
	5,000	5,330	5,330	7,788	11,520
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(18)	(50)	(50)	(74)	(109)
54903 TAX DISCOUNT	(183)	(205)	(192)	(300)	(444)
	(201)	(255)	(242)	(374)	(553)
Other					
36110 INTEREST EARNINGS	1,575	-	1,259	-	-
36132 INTEREST EARNINGS-TAXES	5	-	9	-	-
	1,580	-	1,268	-	-
TOTAL REVENUES	**6,379**	**5,075**	**6,356**	**7,414**	**10,967**
EXPENSES					
Contractual Services					
53114 WATER QUALITY	1,846	1,568	1,568	4,120	4,120
53201 AUDITORS SERVICES	40	44	39	45	45
53409 MOWING AND LANDSCAPING	2,204	2,359	2,359	715	715
59126 Insurance	21	24	24	22	23
	4,111	3,995	3,990	4,902	4,903
Repairs & Maintenance					
54613 REPAIR & MAINT-CULVERTS	-	1,500	-	5,000	5,000
	-	1,500	-	5,000	5,000
Other					
59110 ADMINISTRAT TRANSFER OUT	288	371	277	366	366
59111 OPERATIONS TRANSFER OUT	551	709	530	698	698
99999 Add'l cash required/(available) for budget	1,427	(1,500)	-	(3,552)	-
	2,266	(420)	807	(2,488)	1,064
TOTAL EXPENSES	**6,377**	**5,075**	**4,797**	**7,414**	**10,967**

	Tax per Assessable Unit				Number of Assessable Units	
	FYE 9/30/26	FYE 9/30/25	Incr/(Decr) $	Incr/(Decr) %	FYE 9/30/26	FYE 9/30/25
ALL NON EXEMPT PARCELS - Maint	$638.61	$616.23	$22.38	4%	29	29

Budget Highlights:

> Contract work associated with mowing and landscaping (a/c #53409) was revised and rebid in March 2025. The revised contracts allow for annual extensions through FY 9/30/30. The proposed budget reflects the pricing of the revised contracts.

> 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 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	26,474	28,575	28,575	34,200	50,818
	26,474	28,575	28,575	34,200	50,818
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(95)	(272)	(272)	(325)	(482)
54903 TAX DISCOUNT	(991)	(1,099)	(1,044)	(1,315)	(1,954)
	(1,086)	(1,371)	(1,316)	(1,640)	(2,436)
Other					
36110 INTEREST EARNINGS	2,975	-	2,480	-	-
36132 INTEREST EARNINGS-TAXES	45	-	33	-	-
	3,020	-	2,513	-	-
TOTAL REVENUES	**28,408**	**27,204**	**29,772**	**32,560**	**48,382**
EXPENSES					
Personnel Services					
59117 Personnel Services	6,963	7,512	6,750	8,591	8,849
	6,963	7,512	6,750	8,591	8,849
Contractual Services					
53114 WATER QUALITY	1,846	1,568	1,568	4,120	4,120
53117 GIS	-	-	-	119	119
53201 AUDITORS SERVICES	97	107	94	110	110
53403 CHEMICAL WEED CONTROL	2,026	2,107	2,107	2,192	2,192
53407 TRASH DISPOSAL	-	-	-	500	500
53413 PRESERVE/EXOTIC MAINT	3,622	14,101	10,591	24,806	24,806
59126 Insurance	202	200	196	216	228
	7,793	18,083	14,556	32,063	32,075
Repairs & Maintenance					
54604 REPAIR & MAINT-CANAL/LAKE	-	500	-	-	-
54608 REPAIR & MAINT - GENERAL	-	500	-	2,500	2,500
54613 REPAIR & MAINT-CULVERTS	3,000	3,000	-	2,000	2,000
	3,000	4,000	-	4,500	4,500
Capital Outlay					
56304 GIS	70	106	110	-	-
	70	106	110	-	-
Other					
59110 ADMINISTRAT TRANSFER OUT	1,762	2,265	1,694	2,232	2,232
59111 OPERATIONS TRANSFER OUT	574	738	552	726	726
99999 Add'l cash required/(available) for budget	8,248	(5,500)	-	(15,552)	-
	10,584	(2,497)	2,246	(12,594)	2,958

UNIT 33 - CYPRESS COVE

Fund Name: UNIT 33 - MAINTENANCE FUND	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
TOTAL EXPENSES	**28,410**	**27,204**	**23,662**	**32,560**	**48,382**

	Tax per Assessable Unit				Number of Assessable Units	
			Incr/(Decr)			
	FYE 9/30/26	**FYE 9/30/25**	**$**	**%**	**FYE 9/30/26**	**FYE 9/30/25**
ALL NON EXEMPT PARCELS - Maint	$432.91	$361.71	$71.20	20%	79	79

Budget Highlights:

> The original development expenditures related to Northern's Geographic Information System ("GIS") had been categoried in the budget as capital outlay. However, ongoing license and maintenance costs related to Northern's GIS are categoried in the budget as contractual services.

> Chemical Weed Control (a/c 53403) contract allowed for annual extensions through FYE 9/30/25. A contract amendment was approved to allow for extensions through FY 9/30/30. The FY26 budget reflects a 4% increase with the renewal for FY26 due to the contractor's request for an increase.

> Preserve maintenance (a/c #53413) contract allows annual extensions through FYE 9/30/28. The FY26 budget reflects a 5% increase with the renewal for FY26 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.
- 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: UNIT 34 - MAINTENANCE FUND

	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	198,326	216,748	216,748	217,533	244,403
	198,326	216,748	216,748	217,533	244,403
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(669)	(2,063)	(1,993)	(2,072)	(2,328)
54903 TAX DISCOUNT	(6,568)	(8,336)	(7,229)	(8,366)	(9,399)
	(7,237)	(10,399)	(9,222)	(10,438)	(11,727)
Other					
36110 INTEREST EARNINGS	13,607	-	8,640	-	-
36132 INTEREST EARNINGS-TAXES	610	-	566	-	-
	14,217	-	9,206	-	-
TOTAL REVENUES	**205,306**	**206,349**	**216,732**	**207,095**	**232,676**
EXPENSES					
Personnel Services					
59117 Personnel Services	65,736	77,772	63,764	80,491	82,906
	65,736	77,772	63,764	80,491	82,906
Contractual Services					
53101 ENGINEERING FEES	-	1,000	3,000	1,500	30,000
53109 LEGAL SERVICES	-	500	2,320	1,000	1,000
53117 GIS	-	-	-	140	140
53118 OTHER PROFESSIONAL SVCS	19,096	19,383	19,383	19,674	19,674
53201 AUDITORS SERVICES	974	1,080	952	1,112	1,112
53406 SECURITY SERVICES	377	-	420	738	738
53407 TRASH DISPOSAL	-	2,500	-	2,500	2,500
53409 MOWING AND LANDSCAPING	11,780	12,722	12,722	19,296	19,296
59126 Insurance	1,783	2,137	2,094	2,496	2,646
	34,010	39,322	40,891	48,456	77,106
Utilities					
54301 ELECTRICITY	454	499	341	524	540
54302 WATER/SEWER	3,563	3,492	3,046	3,492	3,492
	4,017	3,991	3,387	4,016	4,032
Repairs & Maintenance					
54604 REPAIR & MAINT-BLDG	-	-	1,950	-	-
54608 REPAIR & MAINT - GENERAL	7,151	46,400	27,137	6,500	6,500
54611 REPAIR & MAINT-ROADS	3,500	20,000	5,000	22,000	20,000
54614 REPAIR & MAINT - GATE	12,032	10,000	9,265	10,000	10,000
54617 Repairs & Maint - Catch Basins	-	30,000	2,100	15,000	30,000
	22,683	106,400	45,452	53,500	66,500
Capital Outlay					
56304 GIS	82	125	129	-	-

UNIT 34 - HIDDEN KEY

Fund Name: UNIT 34 - MAINTENANCE FUND	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
56401 MACHINERY & EQUIPMENT	9,338	-	3,447	-	-
	9,420	125	3,576	-	-
Debt Service					
57101 DEBT SERVICE-PRINCIPAL	21,668	108,325	108,323	-	-
57201 DEBT SERVICE-INTEREST	5,293	3,250	746	-	-
	26,961	111,575	109,069	-	-
Other					
59110 ADMINISTRAT TRANSFER OUT	879	1,131	846	1,114	1,114
59111 OPERATIONS TRANSFER OUT	804	1,033	772	1,018	1,018
99999 Add'l cash required/(available) for budget	40,795	(135,000)	-	18,500	-
	42,478	(132,836)	1,618	20,632	2,132
TOTAL EXPENSES	**205,305**	**206,349**	**267,757**	**207,095**	**232,676**

	Tax per Assessable Unit				Number of Assessable Units	
	FYE 9/30/26	FYE 9/30/25	Incr/(Decr) $	Incr/(Decr) %	FYE 9/30/26	FYE 9/30/25
PER CONDO - Maint	$1,196.43	$1,192.11	$4.32	0%	20	20
SINGLE FAM - Maint	$2,652.11	$2,642.54	$9.57	0%	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 would be adjusted to to the 1-year Treasury Constant Maturity Series rate plus 3%. The loan had a final maturity date of 8/1/2029, and no prepayment penalties. The FY25 budget included 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 original development expenditures related to Northern's Geographic Information System ("GIS") had been categoried in the budget as capital outlay. However, ongoing license and maintenance costs related to Northern's GIS are categoried in the budget as contractual services.

> 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.

> FY26 budget for Security Services (a/c # 53406) represents estimate for operating costs related to camera system installed for structure monitoring in FY24.

> Contract work associated with mowing and landscaping (a/c #53409) was revised and rebid in March 2025. The revised contracts allow for annual extensions through FY 9/30/30. The proposed budget reflects the pricing of the revised contracts.

> 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.

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.

UNIT 34 - HIDDEN KEY

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.

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

Year Ending September 30,	Principal	Interest	Total
2026	$0	$0	$0
2027	$0	$0	$0
2028	$0	$0	$0
2029	$0	$0	$0
Total	$0	$0	$0

UNIT 38 - HARBOUR ISLES

Fund Name: UNIT 38 - MAINTENANCE FUND

	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	78,252	85,571	85,571	85,647	116,436
	78,252	85,571	85,571	85,647	116,436
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(285)	(815)	(810)	(815)	(1,108)
54903 TAX DISCOUNT	(2,748)	(3,291)	(2,904)	(3,294)	(4,478)
	(3,033)	(4,106)	(3,714)	(4,109)	(5,586)
Other					
36110 INTEREST EARNINGS	15,890	-	12,886	-	-
36132 INTEREST EARNINGS-TAXES	99	-	217	-	-
	15,989	-	13,103	-	-
TOTAL REVENUES	**91,208**	**81,465**	**94,960**	**81,538**	**110,850**
EXPENSES					
Personnel Services					
59117 Personnel Services	20,208	22,469	17,528	25,526	26,292
	20,208	22,469	17,528	25,526	26,292
Contractual Services					
53101 ENGINEERING FEES	-	1,000	11,870	2,000	2,000
53109 LEGAL SERVICES	-	500	-	500	500
53117 GIS	-	-	-	149	149
53201 AUDITORS SERVICES	214	237	209	244	244
59126 Insurance	650	733	718	769	815
	864	2,470	12,797	3,662	3,708
Repairs & Maintenance					
54608 REPAIR & MAINT - GENERAL	-	5,000	-	3,000	3,000
54611 REPAIR & MAINT-ROADS	3,150	20,000	11,280	22,000	20,000
54613 REPAIR & MAINT-CULVERTS	-	3,000	-	25,000	25,000
54617 Repairs & Maint - Catch Basins	-	100,000	48,500	20,000	30,000
	3,150	128,000	59,780	70,000	78,000
Capital Outlay					
56304 GIS	88	133	138	-	-
	88	133	138	-	-
Other					
59110 ADMINISTRAT TRANSFER OUT	1,592	2,046	1,530	2,016	2,016
59111 OPERATIONS TRANSFER OUT	658	847	633	834	834
99999 Add'l cash required/(available) for budget	64,647	(74,500)	-	(20,500)	-
	66,897	(71,607)	2,163	(17,650)	2,850
TOTAL EXPENSES	**91,207**	**81,465**	**92,406**	**81,538**	**110,850**

UNIT 38 - HARBOUR ISLES

	Tax per Assessable Unit				Number of Assessable Units	
	FYE 9/30/26	FYE 9/30/25	Incr/(Decr) $	Incr/(Decr) %	FYE 9/30/26	FYE 9/30/25
ALL NON EXEMPT PARCELS - Maint	$865.12	$864.35	$0.77	0%	99	99

Budget Highlights:

> The original development expenditures related to Northern's Geographic Information System ("GIS") had been categoried in the budget as capital outlay. However, ongoing license and maintenance costs related to Northern's GIS are categoried in the budget as contractual services.

> 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 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	7,841	8,378	8,378	8,808	15,232
	7,841	8,378	8,378	8,808	15,232
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(28)	(81)	(81)	(83)	(143)
54903 TAX DISCOUNT	(283)	(322)	(306)	(339)	(586)
	(311)	(403)	(387)	(422)	(729)
Other					
36110 INTEREST EARNINGS	1,647	-	1,355	-	-
36132 INTEREST EARNINGS-TAXES	8	-	6	-	-
	1,655	-	1,361	-	-
TOTAL REVENUES	**9,185**	**7,975**	**9,352**	**8,386**	**14,503**
EXPENSES					
Personnel Services					
59117 Personnel Services	1,822	2,507	1,566	1,952	2,011
	1,822	2,507	1,566	1,952	2,011
Contractual Services					
53114 WATER QUALITY	1,846	1,568	1,568	4,120	4,120
53117 GIS	-	-	-	59	59
53201 AUDITORS SERVICES	32	35	31	36	36
59126 Insurance	102	94	92	99	105
	1,980	1,697	1,691	4,314	4,320
Repairs & Maintenance					
54613 REPAIR & MAINT-CULVERTS	-	2,000	-	5,000	5,000
	-	2,000	-	5,000	5,000
Capital Outlay					
56304 GIS	35	52	55	-	-
	35	52	55	-	-
Other					
59110 ADMINISTRAT TRANSFER OUT	1,631	2,096	1,567	2,065	2,065
59111 OPERATIONS TRANSFER OUT	873	1,123	840	1,107	1,107
99999 Add'l cash required/(available) for budget	2,844	(1,500)	-	(6,052)	-
	5,348	1,719	2,407	(2,880)	3,172
TOTAL EXPENSES	**9,185**	**7,975**	**5,719**	**8,386**	**14,503**

Tax per Assessable Unit				**Number of Assessable Units**	
		Incr/(Decr)			
FYE 9/30/26	**FYE 9/30/25**	**$**	**%**	**FYE 9/30/26**	**FYE 9/30/25**

UNIT 41 - MYSTIC COVE

	Tax per Assessable Unit				Number of Assessable Units	
	FYE 9/30/26	FYE 9/30/25	Incr/(Decr) $	Incr/(Decr) %	FYE 9/30/26	FYE 9/30/25
ALL NON EXEMPT PARCELS - Maint	$225.84	$214.81	$11.03	5%	39	39

Budget Highlights:

> The original development expenditures related to Northern's Geographic Information System ("GIS") had been categoried in the budget as capital outlay. However, ongoing license and maintenance costs related to Northern's GIS are categoried in the budget as contractual services.

> 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 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	1,071,831	1,306,785	1,306,785	1,320,561	1,562,883
31901 AGREEMENT ASSESSMENTS	7,609	3,457	12,261	3,457	4,091
	1,079,440	1,310,242	1,319,046	1,324,018	1,566,974
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(3,875)	(12,441)	(12,521)	(12,574)	(14,881)
54903 TAX DISCOUNT	(40,645)	(50,259)	(49,790)	(50,789)	(60,109)
	(44,520)	(62,700)	(62,311)	(63,363)	(74,990)
Other					
32900 PERMIT FEES	750	-	-	-	-
33454 FDEP FRDAP Grant	200,000	-	-	-	-
36110 INTEREST EARNINGS	55,333	-	43,829	-	-
36132 INTEREST EARNINGS-TAXES	1,250	-	1,206	-	-
	257,333	-	45,035	-	-
TOTAL REVENUES	**1,292,253**	**1,247,542**	**1,301,770**	**1,260,655**	**1,491,984**
EXPENSES					
Personnel Services					
59117 Personnel Services	202,632	240,045	176,934	244,130	251,454
	202,632	240,045	176,934	244,130	251,454
Contractual Services					
53101 ENGINEERING FEES	-	1,000	3,580	2,500	2,500
53109 LEGAL SERVICES	3,651	5,000	723	6,000	6,000
53115 FINANCIAL CONS./ADVISOR	100	200	233	200	200
53117 GIS	-	-	-	1,154	1,154
53201 AUDITORS SERVICES	4,300	4,765	4,199	4,908	4,908
53403 CHEMICAL WEED CONTROL	125,525	125,525	123,433	125,525	125,525
53406 SECURITY SERVICES	-	-	-	500	500
53407 TRASH DISPOSAL	-	-	-	2,500	2,500
53409 MOWING AND LANDSCAPING	15,609	16,776	16,776	18,758	18,758
53413 PRESERVE/EXOTIC MAINT	411,946	455,435	365,493	548,646	20,000
57301 TRUSTEE FEES	1,250	1,250	1,250	1,250	1,250
59126 Insurance	52,570	63,878	62,606	69,968	74,166
	614,951	673,829	578,293	781,909	257,461
Utilities					
54301 ELECTRICITY	26,957	28,652	8,335	30,085	30,988
	26,957	28,652	8,335	30,085	30,988
Supplies & Materials					
54905 LEGAL ADS	801	-	-	-	-
54908 GOV'MNTL REGISTRATION FEE	75	-	75	75	75
55201 FUEL-PUMP STATIONS	-	5,615	475	5,615	5,615

UNIT 43 - MIRASOL

Fund Name: UNIT 43 - MAINTENANCE FUND	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
	876	5,615	550	5,690	5,690
Repairs & Maintenance					
54602 REPAIR & MAINT-PUMP STATN	1,564	41,900	615	60,000	15,000
54604 REPAIR & MAINT-CANAL/LAKE	-	15,000	14,450	15,000	15,000
54606 REPAIR & MAINT-BLDG	4,590	10,000	650	4,000	4,000
54608 REPAIR & MAINT - GENERAL	2,135	15,000	5,185	2,500	2,500
54610 REPAIR & MAINT-TELEMETRY	4,039	36,500	2,214	30,000	30,000
54611 REPAIR & MAINT-ROADS	-	10,000	-	10,000	10,000
54613 REPAIR & MAINT-CULVERTS	-	-	-	-	500,000
54614 REPAIR & MAINT - GATE	-	1,500	-	1,500	1,500
54619 R&M-GENERATORS	2,900	17,000	3,696	17,000	17,000
54620 R & M - Preserve Structures	2,074	10,000	45	2,500	-
54623 R & M WATER STRUCTURES	-	6,000	85	6,000	6,000
	17,302	162,900	26,940	148,500	601,000
Capital Outlay					
56301 IMPRVMNTS OTHER THAN BLDG	423,948	-	-	-	100,000
56304 GIS	806	1,029	3,821	-	-
56401 MACHINERY & EQUIPMENT	-	240,000	6,190	9,500	240,000
56501 CONSTRUCTION IN PROGRESS	38,042	-	-	-	-
	462,796	241,029	10,011	9,500	340,000
Other					
59110 ADMINISTRAT TRANSFER OUT	2,908	3,738	2,795	3,683	3,683
59111 OPERATIONS TRANSFER OUT	1,349	1,734	1,297	1,708	1,708
99999 Add'l cash required/(available) for budget	(37,518)	(110,000)	-	35,450	-
	(33,261)	(104,528)	4,092	40,841	5,391
TOTAL EXPENSES	**1,292,253**	**1,247,542**	**805,155**	**1,260,655**	**1,491,984**

Fund Name: UNIT 43 - DEBT FUND	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	1,263,142	1,255,129	1,255,129	1,240,699	1,292,364
31901 AGREEMENT ASSESSMENTS	12,470	12,470	12,470	12,470	12,989
	1,275,612	1,267,599	1,267,599	1,253,169	1,305,353
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(4,567)	(11,951)	(12,024)	(11,813)	(12,305)
54903 TAX DISCOUNT	(47,716)	(48,272)	(47,627)	(47,717)	(49,704)
	(52,283)	(60,223)	(59,651)	(59,530)	(62,009)
Other					
36110 INTEREST EARNINGS	34,096	-	29,528	-	-
36132 INTEREST EARNINGS-TAXES	1,492	-	1,173	-	-

UNIT 43 - MIRASOL

Fund Name: UNIT 43 - DEBT FUND	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
	35,588	-	30,701	-	-
TOTAL REVENUES	**1,258,917**	**1,207,376**	**1,238,649**	**1,193,639**	**1,243,344**
EXPENSES					
Debt Service					
57101 DEBT SERVICE-PRINCIPAL	1,020,000	1,045,000	1,045,000	1,075,000	1,100,000
57201 DEBT SERVICE-INTEREST	221,216	195,920	195,920	170,004	143,344
	1,241,216	1,240,920	1,240,920	1,245,004	1,243,344
Other					
99999 Add'l cash required/(available) for budget	17,701	(33,544)	-	(51,365)	-
	17,701	(33,544)	-	(51,365)	-
TOTAL EXPENSES	**1,258,917**	**1,207,376**	**1,240,920**	**1,193,639**	**1,243,344**

	Tax per Assessable Unit				Number of Assessable Units	
	FYE 9/30/26	FYE 9/30/25	Incr/(Decr) $	Incr/(Decr) %	FYE 9/30/26	FYE 9/30/25
COMMERCIAL - Maint	$6,211.49	$6,146.69				
COMMERCIAL - Debt	$4,697.04	$4,751.67				
Total	$10,908.53	$10,898.36	$10.17	0%	15	15
CONDO - Maint	$338.61	$335.08				
CONDO - Debt	$341.85	$345.83				
Total	$680.46	$680.91	($0.45)	0%	32	32
GOLF/PRIVATE - Maint	$998.41	$988.00				
GOLF/PRIVATE - Debt	$1,008.00	$1,019.72				
Total	$2,006.41	$2,007.72	($1.31)	0%	328	328
MULTI FAM - Maint	$3,982.14	$3,940.60				
MULTI FAM - Debt	$1,606.50	$1,625.19				
Total	$5,588.64	$5,565.79	$22.85	0%	31	31
SINGLE FAM - Maint	$2,568.60	$2,541.80				
SINGLE FAM - Debt	$2,659.55	$2,690.48				
Total	$5,228.15	$5,232.28	($4.13)	0%	83	83
SINGLE FAM OTHER - Maint	$1,977.27	$1,956.64				
SINGLE FAM OTHER - Debt	$1,996.22	$2,019.44				
Total	$3,973.49	$3,976.08	($2.59)	0%	280	280

Budget Highlights:

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

UNIT 43 - MIRASOL

> The original development expenditures related to Northern's Geographic Information System ("GIS") had been categoried in the budget as capital outlay. However, ongoing license and maintenance costs related to Northern's GIS are categoried in the budget as contractual services.

> 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.

> Contract work associated with mowing and landscaping (a/c #53409) was revised and rebid in March 2025. The revised contracts allow for annual extensions through FY 9/30/30. The proposed budget reflects the pricing of the revised contracts.

> Preserve maintenance (a/c #53413) contract allows annual extensions through FYE 9/30/28. The FY26 budget reflects a 5% increase with the renewal for FY26 due to the contractor's request for an increase, plus the addition of 26 additional crew days.

> 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.

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; 1 Pump Station with 6 Pumps; 2 Irrigation Pumps; 23 Preserve Structures; Preserves; 6 Telemetry Stations; 8 Metritapes; Landscape Sites; 1 Fuel Tank; 1 Permanent Backup Generator; 104 Light Poles; Irrigation System, including Irrigation Pumps; 5 Docks; Lakes.

Debt Outstanding as of 9/30/25:

Description	Interest Rates	Outstanding	Final Maturity
2017B Refunding Bonds	2.48%	$6,855,000	8/1/2031

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

Year Ending September 30,	Principal	Interest	Total
2026	$1,075,000	$170,004	$1,245,004
2027	$1,100,000	$143,344	$1,243,344
2028	$1,125,000	$116,064	$1,241,064
2029	$1,155,000	$88,164	$1,243,164
2030	$1,185,000	$59,520	$1,244,520
THEREAFTER	$1,215,000	$30,132	$1,245,132

UNIT 43 - MIRASOL

Total	$6,855,000	$607,228	$7,462,228

UNIT 44 - THE BEAR'S CLUB UNIT

Fund Name: UNIT 44 - MAINTENANCE FUND	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	124,736	159,586	159,586	163,387	122,197
	124,736	159,586	159,586	163,387	122,197
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(454)	(1,520)	(1,492)	(1,555)	(1,163)
54903 TAX DISCOUNT	(3,947)	(6,138)	(5,374)	(6,284)	(4,700)
	(4,401)	(7,658)	(6,866)	(7,839)	(5,863)
Other					
32900 PERMIT FEES	-	-	500	-	-
36110 INTEREST EARNINGS	23,046	-	18,365	-	-
36132 INTEREST EARNINGS-TAXES	168	-	279	-	-
	23,214	-	19,144	-	-
TOTAL REVENUES	**143,549**	**151,928**	**171,864**	**155,548**	**116,334**
EXPENSES					
Personnel Services					
59117 Personnel Services	31,533	44,296	31,062	46,091	47,474
	31,533	44,296	31,062	46,091	47,474
Contractual Services					
53101 ENGINEERING FEES	-	1,000	-	1,000	1,000
53109 LEGAL SERVICES	1,334	500	2,233	3,500	3,500
53115 FINANCIAL CONS./ADVISOR	200	400	467	200	200
53117 GIS	-	-	-	299	299
53201 AUDITORS SERVICES	1,852	2,052	1,808	2,114	2,114
57301 TRUSTEE FEES	2,700	2,500	2,500	1,250	1,250
59126 Insurance	662	707	693	49	52
	6,748	7,159	7,701	8,412	8,415
Repairs & Maintenance					
54613 REPAIR & MAINT-CULVERTS	-	50,000	1,450	20,000	20,000
54617 Repairs & Maint - Catch Basins	-	30,000	119,830	20,000	20,000
54621 REPAIR & MAINT- STREET SWEEP	7,560	7,920	7,920	8,340	8,340
	7,560	87,920	129,200	48,340	48,340
Capital Outlay					
56304 GIS	176	266	277	-	-
	176	266	277	-	-
Other					
59110 ADMINISTRAT TRANSFER OUT	6,669	8,574	6,411	8,447	8,447
59111 OPERATIONS TRANSFER OUT	2,888	3,713	2,776	3,658	3,658
99999 Add'l cash required/(available) for budget	87,975	-	-	40,600	-
	97,532	12,287	9,187	52,705	12,105

UNIT 44 - THE BEAR'S CLUB UNIT

Fund Name: UNIT 44 - MAINTENANCE FUND	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
TOTAL EXPENSES	**143,549**	**151,928**	**177,427**	**155,548**	**116,334**

Fund Name: UNIT 44 - DEBT FUND	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	591,937	587,126	587,126	582,521	605,317
	591,937	587,126	587,126	582,521	605,317
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(2,155)	(5,590)	(5,490)	(5,547)	(5,764)
54903 TAX DISCOUNT	(18,728)	(22,581)	(19,771)	(22,404)	(23,281)
	(20,883)	(28,171)	(25,261)	(27,951)	(29,045)
Other					
36110 INTEREST EARNINGS	16,753	-	15,442	-	-
36132 INTEREST EARNINGS-TAXES	795	-	1,038	-	-
	17,548	-	16,480	-	-
TOTAL REVENUES	**588,602**	**558,955**	**578,345**	**554,570**	**576,272**
EXPENSES					
Debt Service					
57101 DEBT SERVICE-PRINCIPAL	460,000	480,000	480,000	500,000	515,000
57201 DEBT SERVICE-INTEREST	94,024	83,028	83,028	72,372	61,272
	554,024	563,028	563,028	572,372	576,272
Other					
99999 Add'l cash required/(available) for budget	34,579	(4,073)	-	(17,802)	-
	34,579	(4,073)	-	(17,802)	-
TOTAL EXPENSES	**588,603**	**558,955**	**563,028**	**554,570**	**576,272**

	Tax per Assessable Unit		Incr/(Decr)		Number of Assessable Units	
	FYE 9/30/26	**FYE 9/30/25**	**$**	**%**	**FYE 9/30/26**	**FYE 9/30/25**
GOLF COURSE - per acre - Maint	$394.96	$385.77				
GOLF COURSE - per acre - Debt	$1,408.15	$1,419.28				
Total	$1,803.11	$1,805.05	($1.94)	0%	122	122
RES COTTAGES - per acre - Maint	$521.59	$509.45				
RES COTTAGES - per acre - Debt	$1,859.60	$1,874.30				
Total	$2,381.19	$2,383.75	($2.56)	0%	24	24
SINGLE FAM RES - Maint	$1,711.40	$1,671.58				
SINGLE FAM RES - Debt	$6,101.60	$6,149.84				

UNIT 44 - THE BEAR'S CLUB UNIT

	Tax per Assessable Unit				Number of Assessable Units	
	FYE 9/30/26	FYE 9/30/25	Incr/(Decr) $	Incr/(Decr) %	FYE 9/30/26	FYE 9/30/25
Total	$7,813.00	$7,821.42	($8.42)	0%	46	46
SINGLE FAM RES - DBL LOT - Maint	$3,422.80	$3,343.16				
SINGLE FAM RES - DBL LOT - Debt	$12,203.20	$12,299.68				
Total	$15,626.00	$15,642.84	($16.84)	0%	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.

> The original development expenditures related to Northern's Geographic Information System ("GIS") had been categoried in the budget as capital outlay. However, ongoing license and maintenance costs related to Northern's GIS are categoried in the budget as contractual services.

> 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 9/30/25:

Description	Interest Rates	Outstanding	Final Maturity
Refunding Bonds - Series 2021B	2.22% - 3.5%	$3,260,000	8/1/2031

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

Year Ending September 30,	Principal	Interest	Total
2026	$500,000	$72,372	$572,372
2027	$515,000	$61,272	$576,272
2028	$530,000	$49,839	$579,839
2029	$550,000	$38,073	$588,073
2030	$570,000	$25,863	$595,863
THEREAFTER	$595,000	$13,209	$608,209
Total	$3,260,000	$260,628	$3,520,628

UNIT 45 - PASEOS

Fund Name: UNIT 45 - MAINTENANCE FUND

	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	471,234	491,322	491,322	515,294	473,323
	471,234	491,322	491,322	515,294	473,323
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(1,696)	(4,678)	(4,690)	(4,908)	(4,508)
54903 TAX DISCOUNT	(17,142)	(18,896)	(17,977)	(19,818)	(18,204)
	(18,838)	(23,574)	(22,667)	(24,726)	(22,712)
Other					
36110 INTEREST EARNINGS	31,439	-	28,213	-	-
36132 INTEREST EARNINGS-TAXES	670	-	684	-	-
	32,109	-	28,897	-	-
TOTAL REVENUES	**484,505**	**467,748**	**497,552**	**490,568**	**450,611**
EXPENSES					
Personnel Services					
59117 Personnel Services	79,418	95,994	78,218	104,066	107,188
	79,418	95,994	78,218	104,066	107,188
Contractual Services					
53101 ENGINEERING FEES	-	1,000	-	10,000	7,500
53109 LEGAL SERVICES	-	800	-	5,500	5,500
53114 WATER QUALITY	1,846	1,568	1,568	4,120	4,120
53117 GIS	-	-	-	488	488
53201 AUDITORS SERVICES	1,211	1,342	1,182	1,382	1,382
53402 MARSH MAINT-LITTORAL ZONE	669	6,577	698	6,906	6,906
53403 CHEMICAL WEED CONTROL	8,214	8,460	8,460	8,883	8,883
53413 PRESERVE/EXOTIC MAINT	80,721	122,519	102,541	147,073	15,000
59126 Insurance	2,267	2,162	2,119	2,378	2,520
	94,928	144,428	116,568	186,730	52,299
Repairs & Maintenance					
54608 REPAIR & MAINT - GENERAL	-	5,000	2,350	3,000	3,000
54611 REPAIR & MAINT-ROADS	34,654	200,000	138,021	190,000	200,000
54613 REPAIR & MAINT-CULVERTS	6,450	10,000	10,000	20,000	20,000
54617 Repairs & Maint - Catch Basins	-	100,000	135,750	30,000	30,000
54620 R & M - Preserve Structures	10,400	10,000	8,132	10,000	-
54621 REPAIR & MAINT- STREET SWEEP	17,807	19,376	19,376	30,720	30,720
	69,311	344,376	313,629	283,720	283,720
Capital Outlay					
56304 GIS	288	435	454	-	-
	288	435	454	-	-
Other					
59110 ADMINISTRAT TRANSFER OUT	3,661	4,706	3,519	4,636	4,636

UNIT 45 - PASEOS

Fund Name: UNIT 45 - MAINTENANCE FUND	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
59111 OPERATIONS TRANSFER OUT	2,185	2,809	2,100	2,768	2,768
99999 Add'l cash required/(available) for budget	234,714	(125,000)	-	(91,352)	-
	240,560	(117,485)	5,619	(83,948)	7,404
TOTAL EXPENSES	**484,505**	**467,748**	**514,488**	**490,568**	**450,611**

Fund Name: UNIT 45 - DEBT FUND	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	279,630	272,279	272,278	272,431	286,998
	279,630	272,279	272,278	272,431	286,998
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(1,007)	(2,594)	(2,599)	(2,593)	(2,732)
54903 TAX DISCOUNT	(10,173)	(10,472)	(9,964)	(10,478)	(11,038)
	(11,180)	(13,066)	(12,563)	(13,071)	(13,770)
Other					
36110 INTEREST EARNINGS	7,363	-	6,687	-	-
36132 INTEREST EARNINGS-TAXES	397	-	379	-	-
	7,760	-	7,066	-	-
TOTAL REVENUES	**276,210**	**259,213**	**266,781**	**259,360**	**273,228**
EXPENSES					
Debt Service					
57101 DEBT SERVICE-PRINCIPAL	196,907	203,464	203,464	210,239	217,240
57201 DEBT SERVICE-INTEREST	76,321	69,764	69,764	62,989	55,988
	273,228	273,228	273,228	273,228	273,228
Other					
99999 Add'l cash required/(available) for budget	2,983	(14,015)	-	(13,868)	-
	2,983	(14,015)	-	(13,868)	-
TOTAL EXPENSES	**276,211**	**259,213**	**273,228**	**259,360**	**273,228**

	Tax per Assessable Unit				Number of Assessable Units	
	FYE 9/30/26	FYE 9/30/25	Incr/(Decr) $	Incr/(Decr) %	FYE 9/30/26	FYE 9/30/25
ALL NON EXEMPT PARCELS - Maint	$1,585.52	$1,511.76				
ALL NON EXEMPT PARCELS - Debt	$838.25	$837.78				
Total	$2,423.77	$2,349.54	$74.23	3%	325	325

Budget Highlights:

> Budget for Engineering (a/c #53101) is comprised primarily of surveying preserve easements.

UNIT 45 - PASEOS

> The original development expenditures related to Northern's Geographic Information System ("GIS") had been categoried in the budget as capital outlay. However, ongoing license and maintenance costs related to Northern's GIS are categoried in the budget as contractual services.

> The contract for aquatic weed control and marsh maintenance (a/c #53403 and 53402) amended in March 2025 to allow extension through FYE 9/30/26, with option to renew annually four additional years. The FY26 budget reflects a 5% increase with the renewal for FY26 due to the contractor's request for an increase.

> Preserve maintenance (a/c #53413) contract allows annual extensions through FYE 9/30/28. The FY26 budget reflects a 5% increase with the renewal for FY26 due to the contractor's request for an increase, plus the addition of 6 additional crew days. Also included in the budget line item an annual vegetation reduction mowing program, which had it's budget increased from $10k to $20k.

> 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.

> Budgeted Repair & Maintenance - Street Sweep (a/c# 54621) includes 5% increase to contract, and additional trips during the heavy leaf dropping season.

> 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 9/30/25:

Description	Interest Rates	Outstanding	Final Maturity
5D/45 Multi-unit Refunding Bonds - Series 2016	3.33%	$1,891,554	8/1/2033

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

Year Ending September 30,	Principal	Interest	Total
2026	$210,239	$62,989	$273,228
2027	$217,240	$55,988	$273,228
2028	$224,474	$48,754	$273,228
2029	$231,949	$41,279	$273,228
2030	$239,673	$33,555	$273,228
THEREAFTER	$767,979	$51,706	$819,685
Total	$1,891,554	$294,271	$2,185,825

UNIT 46 - JUPITER COUNTRY CLUB

Fund Name: UNIT 46 - MAINTENANCE FUND	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	45,956	43,269	43,269	82,988	83,668
	45,956	43,269	43,269	82,988	83,668
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(166)	(410)	(409)	(792)	(798)
54903 TAX DISCOUNT	(1,699)	(1,664)	(1,575)	(3,192)	(3,218)
	(1,865)	(2,074)	(1,984)	(3,984)	(4,016)
Other					
36110 INTEREST EARNINGS	12,450	-	10,380	-	-
36132 INTEREST EARNINGS-TAXES	60	-	59	-	-
	12,510	-	10,439	-	-
TOTAL REVENUES	**56,601**	**41,195**	**51,724**	**79,004**	**79,652**
EXPENSES					
Personnel Services					
59117 Personnel Services	17,504	21,070	13,140	18,577	19,134
	17,504	21,070	13,140	18,577	19,134
Contractual Services					
53101 ENGINEERING FEES	-	1,000	2,049	5,000	5,000
53109 LEGAL SERVICES	-	500	-	5,500	5,500
53115 FINANCIAL CONS./ADVISOR	100	200	233	200	200
53117 GIS	-	-	-	1,248	1,248
53201 AUDITORS SERVICES	1,062	1,177	1,037	1,212	1,212
57301 TRUSTEE FEES	1,350	1,250	1,250	1,250	1,250
59126 Insurance	1,505	1,340	1,313	1,495	1,585
	4,017	5,467	5,882	15,905	15,995
Repairs & Maintenance					
54608 REPAIR & MAINT - GENERAL	-	2,000	-	3,000	3,000
54611 REPAIR & MAINT-ROADS	-	10,000	-	40,000	40,000
	-	12,000	-	43,000	43,000
Capital Outlay					
56304 GIS	1,986	1,113	1,158	-	-
	1,986	1,113	1,158	-	-
Other					
59110 ADMINISTRAT TRANSFER OUT	732	941	704	927	927
59111 OPERATIONS TRANSFER OUT	469	604	452	595	595
99999 Add'l cash required/(available) for budget	31,893	-	-	-	-
	33,094	1,545	1,156	1,522	1,522
TOTAL EXPENSES	**56,601**	**41,195**	**21,336**	**79,004**	**79,651**

UNIT 46 - JUPITER COUNTRY CLUB

Fund Name: UNIT 46 - DEBT FUND	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	788,248	784,189	784,189	796,923	824,709
	788,248	784,189	784,189	796,923	824,709
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(2,843)	(7,467)	(7,413)	(7,587)	(7,852)
54903 TAX DISCOUNT	(29,182)	(30,160)	(28,543)	(30,650)	(31,719)
	(32,025)	(37,627)	(35,956)	(38,237)	(39,571)
Other					
36110 INTEREST EARNINGS	49,337	-	37,957	-	-
36132 INTEREST EARNINGS-TAXES	1,008	-	1,079	-	-
	50,345	-	39,036	-	-
TOTAL REVENUES	**806,568**	**746,562**	**787,269**	**758,686**	**785,138**
EXPENSES					
Debt Service					
57101 DEBT SERVICE-PRINCIPAL	435,000	445,000	445,000	460,000	470,000
57201 DEBT SERVICE-INTEREST	350,938	340,062	340,062	328,938	315,138
	785,938	785,062	785,062	788,938	785,138
Other					
99999 Add'l cash required/(available) for budget	20,630	(38,500)	-	(30,252)	-
	20,630	(38,500)	-	(30,252)	-
TOTAL EXPENSES	**806,568**	**746,562**	**785,062**	**758,686**	**785,138**

	Tax per Assessable Unit				Number of Assessable Units	
	FYE 9/30/26	FYE 9/30/25	Incr/(Decr) $	Incr/(Decr) %	FYE 9/30/26	FYE 9/30/25
Multi Family Pod F - JCC Condos - Maint	$128.64	$67.07				
Multi Family Pod F - JCC Condos - Debt	$1,091.38	$1,073.94				
Total	$1,220.02	$1,141.01	$79.01	7%	149	149
Single Family Lots - Maint	$131.03	$68.32				
Single Family Lots - Debt	$1,111.67	$1,093.91				
Total	$1,242.70	$1,162.23	$80.47	7%	407	407
Sonoma Isles (fka Lakewood) - Maint	$38.15	$19.89				
Sonoma Isles (fka Lakewood) - Debt	$661.30	$650.73				
Total	$699.45	$670.63	$28.82	4%	275	275

Budget Highlights:

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

UNIT 46 - JUPITER COUNTRY CLUB

> The original development expenditures related to Northern's Geographic Information System ("GIS") had been categoried in the budget as capital outlay. However, ongoing license and maintenance costs related to Northern's GIS are categoried in the budget as contractual services.

> 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 9/30/25:

Description	Interest Rates	Outstanding	Final Maturity
Water Cntrl and Impr Refunding Bonds - Series 2016A	2.00%-3.625%	$9,550,000	8/1/2041

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

Year Ending September 30,	Principal	Interest	Total
2026	$460,000	$328,938	$788,938
2027	$470,000	$315,138	$785,138
2028	$490,000	$301,038	$791,038
2029	$505,000	$285,113	$790,113
2030	$520,000	$268,700	$788,700
THEREAFTER	$7,105,000	$1,619,106	$8,724,106
Total	$9,550,000	$3,118,033	$12,668,033

UNIT 47 - JUPITER ISLES

Fund Name: UNIT 47 - MAINTENANCE FUND	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	58,632	63,927	63,927	64,241	122,840
	58,632	63,927	63,927	64,241	122,840
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(210)	(607)	(608)	(610)	(1,166)
54903 TAX DISCOUNT	(2,143)	(2,459)	(2,346)	(2,471)	(4,725)
	(2,353)	(3,066)	(2,954)	(3,081)	(5,891)
Other					
36110 INTEREST EARNINGS	18,436	-	15,118	-	-
36132 INTEREST EARNINGS-TAXES	86	-	80	-	-
	18,522	-	15,198	-	-
TOTAL REVENUES	**74,801**	**60,861**	**76,171**	**61,160**	**116,949**
EXPENSES					
Personnel Services					
59117 Personnel Services	19,080	31,015	20,971	27,829	28,664
	19,080	31,015	20,971	27,829	28,664
Contractual Services					
53101 ENGINEERING FEES	-	1,000	-	1,000	1,000
53109 LEGAL SERVICES	-	500	-	500	500
53114 WATER QUALITY	1,846	1,568	1,568	4,120	4,120
53117 GIS	-	-	-	727	727
53201 AUDITORS SERVICES	237	263	232	271	271
53406 SECURITY SERVICES	-	-	1,298	1,463	1,463
53409 MOWING AND LANDSCAPING	1,685	1,820	1,820	1,680	1,680
59126 Insurance	4,486	5,235	5,131	5,723	6,066
	8,254	10,386	10,049	15,484	15,827
Utilities					
54301 ELECTRICITY	2,058	1,872	815	1,966	2,025
	2,058	1,872	815	1,966	2,025
Repairs & Maintenance					
54604 REPAIR & MAINT-CANAL/LAKE	2,100	-	-	-	-
54608 REPAIR & MAINT - GENERAL	4,175	5,000	1,075	3,000	3,000
54610 REPAIR & MAINT-TELEMETRY	1,981	13,000	382	15,000	15,000
54614 REPAIR & MAINT - GATE	-	1,500	1,500	-	-
54617 Repairs & Maint - Catch Basins	-	75,000	-	75,000	50,000
54621 REPAIR & MAINT- STREET SWEEP	-	3,000	-	-	-
54623 R & M WATER STRUCTURES	-	2,000	-	2,000	2,000
	8,256	99,500	2,957	95,000	70,000
Capital Outlay					
56304 GIS	3,429	648	674	-	-

UNIT 47 - JUPITER ISLES

Fund Name: UNIT 47 - MAINTENANCE FUND	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
56401 MACHINERY & EQUIPMENT	-	10,000	8,020	-	-
	3,429	10,648	8,694	-	-
Other					
59110 ADMINISTRAT TRANSFER OUT	210	270	202	266	266
59111 OPERATIONS TRANSFER OUT	132	170	127	167	167
99999 Add'l cash required/(available) for budget	33,382	(93,000)	-	(79,552)	-
	33,724	(92,560)	329	(79,119)	433
TOTAL EXPENSES	**74,801**	**60,861**	**43,815**	**61,160**	**116,949**

	Tax per Assessable Unit				Number of Assessable Units	
			Incr/(Decr)			
	FYE 9/30/26	FYE 9/30/25	$	%	FYE 9/30/26	FYE 9/30/25
ALL NON EXEMPT PARCELS - Maint	$132.73	$132.08	$0.65	0%	484	484

Budget Highlights:

> The original development expenditures related to Northern's Geographic Information System ("GIS") had been categoried in the budget as capital outlay. However, ongoing license and maintenance costs related to Northern's GIS are categoried in the budget as contractual services.

> FY26 budget for Security Services (a/c # 53406) represents estimate for operating costs related to camera system installed for structure monitoring in FY24.

> Contract work associated with mowing and landscaping (a/c #53409) was revised and rebid in March 2025. The revised contracts allow for annual extensions through FY 9/30/30. The proposed budget reflects the pricing of the revised contracts.

> 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: UNIT 49 - MAINTENANCE FUND	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	91,167	99,323	99,323	107,860	152,487
	91,167	99,323	99,323	107,860	152,487
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(331)	(947)	(954)	(1,027)	(1,452)
54903 TAX DISCOUNT	(3,397)	(3,820)	(3,890)	(4,148)	(5,864)
	(3,728)	(4,767)	(4,844)	(5,175)	(7,316)
Other					
32900 PERMIT FEES	250	-	250	-	-
36110 INTEREST EARNINGS	10,076	-	8,877	-	-
36132 INTEREST EARNINGS-TAXES	89	-	76	-	-
	10,415	-	9,203	-	-
TOTAL REVENUES	**97,854**	**94,556**	**103,682**	**102,685**	**145,171**
EXPENSES					
Personnel Services					
59117 Personnel Services	27,289	33,089	24,023	31,894	32,851
	27,289	33,089	24,023	31,894	32,851
Contractual Services					
53101 ENGINEERING FEES	-	1,000	-	1,000	1,000
53109 LEGAL SERVICES	-	500	-	500	500
53117 GIS	-	-	-	102	102
53201 AUDITORS SERVICES	344	381	336	392	392
53403 CHEMICAL WEED CONTROL	6,993	7,272	7,272	7,563	7,563
53407 TRASH DISPOSAL	-	1,000	-	1,000	1,000
53409 MOWING AND LANDSCAPING	4,558	4,877	4,877	5,154	5,154
53413 PRESERVE/EXOTIC MAINT	26,902	44,432	5,160	66,654	66,654
59126 Insurance	421	435	426	483	512
	39,218	59,897	18,071	82,848	82,877
Repairs & Maintenance					
54604 REPAIR & MAINT-CANAL/LAKE	-	2,000	-	2,000	2,000
54608 REPAIR & MAINT - GENERAL	-	1,000	-	-	-
54613 REPAIR & MAINT-CULVERTS	-	25,000	-	25,000	25,000
	-	28,000	-	27,000	27,000
Capital Outlay					
56304 GIS	68	91	94	-	-
	68	91	94	-	-
Other					
59110 ADMINISTRAT TRANSFER OUT	1,639	2,107	1,575	2,076	2,076
59111 OPERATIONS TRANSFER OUT	290	372	278	367	367
99999 Add'l cash required/(available) for budget	29,350	(29,000)	-	(41,500)	-

UNIT 49 - NPBC BUSINESS PARK

Fund Name: UNIT 49 - MAINTENANCE FUND	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
	31,279	(26,521)	1,853	(39,057)	2,443
TOTAL EXPENSES	**97,854**	**94,556**	**44,041**	**102,685**	**145,171**

	Tax per Assessable Unit				Number of Assessable Units	
			Incr/(Decr)			
	FYE 9/30/26	FYE 9/30/25	$	%	FYE 9/30/26	FYE 9/30/25
Parcels East of Congress - Maint	$2,861.46	$2,634.98	$226.48	9%	31	31
Parcels West of Congress - Maint	$530.68	$488.67	$42.01	9%	37	37

Budget Highlights:

> The original development expenditures related to Northern's Geographic Information System ("GIS") had been categoried in the budget as capital outlay. However, ongoing license and maintenance costs related to Northern's GIS are categoried in the budget as contractual services.

> Chemical Weed Control (a/c 53403) contract allowed for annual extensions through FYE 9/30/25. A contract amendment was approved to allow for extensions through FY 9/30/30. The FY26 budget reflects a 4% increase with the renewal for FY26 due to the contractor's request for an increase.

> Contract work associated with mowing and landscaping (a/c #53409) was revised and rebid in March 2025. The revised contracts allow for annual extensions through FY 9/30/30. The proposed budget reflects the pricing of the revised contracts.

> Preserve maintenance (a/c #53413) contract allows annual extensions through FYE 9/30/28. The FY26 budget reflects a 5% increase with the renewal for FY26 due to the contractor's request for an increase. Another addition to this budget line item for FY26 is $20,000 for the introduction of an annual vegetation reduction mowing program.

> 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 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	42,921	43,187	43,187	44,221	28,687
	42,921	43,187	43,187	44,221	28,687
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(157)	(412)	(419)	(420)	(272)
54903 TAX DISCOUNT	(1,415)	(1,661)	(1,377)	(1,701)	(1,103)
	(1,572)	(2,073)	(1,796)	(2,121)	(1,375)
Other					
36110 INTEREST EARNINGS	5,647	-	5,333	-	-
36132 INTEREST EARNINGS-TAXES	58	-	80	-	-
	5,705	-	5,413	-	-
TOTAL REVENUES	**47,054**	**41,114**	**46,804**	**42,100**	**27,312**
EXPENSES					
Personnel Services					
59117 Personnel Services	7,824	8,504	6,427	9,941	10,239
	7,824	8,504	6,427	9,941	10,239
Contractual Services					
53101 ENGINEERING FEES	-	1,000	-	2,500	2,500
53109 LEGAL SERVICES	-	500	-	500	500
53117 GIS	-	-	-	117	117
53201 AUDITORS SERVICES	119	132	116	136	136
59126 Insurance	235	245	240	230	243
	354	1,877	356	3,483	3,496
Repairs & Maintenance					
54611 REPAIR & MAINT-ROADS	-	10,000	-	10,000	10,000
54613 REPAIR & MAINT-CULVERTS	-	5,000	-	-	-
	-	15,000	-	10,000	10,000
Capital Outlay					
56304 GIS	69	104	108	-	-
	69	104	108	-	-
Other					
59110 ADMINISTRAT TRANSFER OUT	1,469	1,888	1,412	1,860	1,860
59111 OPERATIONS TRANSFER OUT	1,354	1,741	1,302	1,716	1,716
99999 Add'l cash required/(available) for budget	35,984	12,000	-	15,100	-
	38,807	15,629	2,714	18,676	3,576
TOTAL EXPENSES	**47,054**	**41,114**	**9,605**	**42,100**	**27,311**

UNIT 51 - FRENCHMAN'S HARBOR

	Tax per Assessable Unit				Number of Assessable Units	
	FYE 9/30/26	FYE 9/30/25	Incr/(Decr) $	Incr/(Decr) %	FYE 9/30/26	FYE 9/30/25
Multi Family Homes - Maint	$400.94	$391.56	$9.38	2%	30	30
Single Family Homes - Maint	$670.69	$655.00	$15.69	2%	48	48

Budget Highlights:

> The original development expenditures related to Northern's Geographic Information System ("GIS") had been categoried in the budget as capital outlay. However, ongoing license and maintenance costs related to Northern's GIS are categoried in the budget as contractual services.

> 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 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	102,971	73,001	73,001	81,799	109,462
	102,971	73,001	73,001	81,799	109,462
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(370)	(701)	(695)	(787)	(1,053)
54903 TAX DISCOUNT	(3,978)	(2,808)	(2,778)	(3,146)	(4,210)
	(4,348)	(3,509)	(3,473)	(3,933)	(5,263)
Other					
32900 PERMIT FEES	750	-	-	-	-
36110 INTEREST EARNINGS	13,815	-	10,842	-	-
36132 INTEREST EARNINGS-TAXES	133	-	87	-	-
	14,698	-	10,929	-	-
TOTAL REVENUES	**113,321**	**69,492**	**80,457**	**77,866**	**104,199**
EXPENSES					
Personnel Services					
59117 Personnel Services	23,515	23,460	30,025	35,582	36,649
	23,515	23,460	30,025	35,582	36,649
Contractual Services					
53101 ENGINEERING FEES	156	1,000	-	1,000	1,000
53109 LEGAL SERVICES	783	1,000	-	1,000	1,000
53115 FINANCIAL CONS./ADVISOR	300	600	700	800	800
53117 GIS	-	-	-	3,506	3,506
53201 AUDITORS SERVICES	1,558	1,727	1,522	1,779	1,779
57301 TRUSTEE FEES	3,300	3,750	3,750	5,000	5,000
59126 Insurance	3,563	3,536	3,466	4,213	4,466
	9,660	11,613	9,438	17,298	17,551
Utilities					
54301 ELECTRICITY	380	395	279	441	454
	380	395	279	441	454
Repairs & Maintenance					
54608 REPAIR & MAINT - GENERAL	12,744	10,000	16,107	1,500	1,500
54610 REPAIR & MAINT-TELEMETRY	680	2,000	573	5,000	5,000
54611 REPAIR & MAINT-ROADS	-	1,000	2,785	10,000	10,000
54613 REPAIR & MAINT-CULVERTS	-	10,000	-	25,000	25,000
	13,424	23,000	19,465	41,500	41,500
Capital Outlay					
56304 GIS	1,689	2,859	3,037	-	-
	1,689	2,859	3,037	-	-
Other					

UNIT 53 - ARDEN

Fund Name: UNIT 53 - MAINT FUND	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
59110 ADMINISTRAT TRANSFER OUT	4,618	5,937	4,439	5,849	5,849
59111 OPERATIONS TRANSFER OUT	1,733	2,228	1,666	2,196	2,196
99999 Add'l cash required/(available) for budget	58,302	-	-	(25,000)	-
	64,653	8,165	6,105	(16,955)	8,045
TOTAL EXPENSES	**113,321**	**69,492**	**68,349**	**77,866**	**104,199**

Fund Name: UNIT 53 - DEBT FUND	Actual FY 2024	Adopted Budget FY 2025	YTD + Enc FY 2025	Proposed Budget FY 2026	Estimated Budget FY 2027
REVENUES					
Assessments					
31900 ASSMTS/CURR/REG/DEL	3,199,543	3,185,372	3,185,372	3,454,928	3,519,363
	3,199,543	3,185,372	3,185,372	3,454,928	3,519,363
Tax Discount And Tax Collector Fee					
54902 TAX COLLECTOR FEE	(11,500)	(30,329)	(30,313)	(32,897)	(33,511)
54903 TAX DISCOUNT	(123,472)	(122,509)	(121,267)	(132,877)	(135,355)
	(134,972)	(152,838)	(151,580)	(165,774)	(168,866)
Other					
36110 INTEREST EARNINGS	282,542	-	215,043	-	-
36132 INTEREST EARNINGS-TAXES	4,126	-	3,800	-	-
	286,668	-	218,843	-	-
TOTAL REVENUES	**3,351,239**	**3,032,534**	**3,252,635**	**3,289,154**	**3,350,497**
EXPENSES					
Debt Service					
57101 DEBT SERVICE-PRINCIPAL	935,000	975,000	975,000	1,126,300	1,176,400
57201 DEBT SERVICE-INTEREST	2,150,240	2,112,452	2,177,512	2,225,268	2,174,097
	3,085,240	3,087,452	3,152,512	3,351,568	3,350,497
Other					
57303 COST OF ISSUANCE	-	-	60,892	-	-
99999 Add'l cash required/(available) for budget	265,999	(54,918)	-	(62,414)	-
	265,999	(54,918)	60,892	(62,414)	-
TOTAL EXPENSES	**3,351,239**	**3,032,534**	**3,213,404**	**3,289,154**	**3,350,497**

	Tax per Assessable Unit		Incr/(Decr)		Number of Assessable Units	
	FYE 9/30/26	**FYE 9/30/25**	**$**	**%**	**FYE 9/30/26**	**FYE 9/30/25**
Lots - Townhome res - Maint	$27.47	$24.51				
Lots - Townhome res - Debt	$1,160.22	$1,069.70				
Total	$1,187.69	$1,094.21	$93.48	9%	576	576
Lots -SF res - traditional - Maint	$39.04	$34.84				

UNIT 53 - ARDEN

	Tax per Assessable Unit				Number of Assessable Units	
	FYE 9/30/26	FYE 9/30/25	Incr/(Decr) $	Incr/(Decr) %	FYE 9/30/26	FYE 9/30/25
Lots -SF res - traditional - Debt	$1,648.90	$1,520.25				
Total	$1,687.94	$1,555.09	$132.85	9%	642	642
Lots -SF res - ZLL - Maint	$36.66	$32.72				
Lots -SF res - ZLL - Debt	$1,548.43	$1,427.62				
Total	$1,585.09	$1,460.34	$124.75	9%	1,116	1,116

Budget Highlights:

> Unit 53 has four Series of Improvement bonds, Series 2015, Series 2018, Series 2021, and Series 2025. FY26 is the first year to include assessments for all four series of bonds. Debt service on the Series 2025 bonds approximates $264,000 each year through 2044.

> Due to this unit's early construction stage, budgeted maintenance costs are formative.

> The original development expenditures related to Northern's Geographic Information System ("GIS") had been categoried in the budget as capital outlay. However, ongoing license and maintenance costs related to Northern's GIS are categoried in the budget as contractual services.

> 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. Pipes in south section loop road should be inspected beginning in FY26 since they are now over 5 years old.

> 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.
- 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 9/30/25:

Description	Interest Rates	Outstanding	Final Maturity
Water Cntrl and Impr Bonds - Series 2025	4.66%	$3,285,000	8/1/2044
Water Cntrl and Impr Bonds - Series 2021	2.3%-4.00%	$9,790,000	8/1/2051
Water Cntrl and Impr Bonds - Series 2018	4.5%-5.625%	$9,910,000	8/1/2049
Water Cntrl and Impr Bonds - Series 2015	4.65%-5.50%	$21,495,000	8/1/2046
	Total outstanding	$44,480,000	

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

Year Ending September 30,	Principal	Interest	Total
2026	$1,126,300	$2,225,269	$3,351,569
2027	$1,176,400	$2,174,097	$3,350,497
2028	$1,236,900	$2,119,071	$3,355,971

UNIT 53 - ARDEN

2029	$1,292,600	$2,061,142	$3,353,742
2030	$1,358,500	$2,000,443	$3,358,943
THEREAFTER	$38,289,300	$20,533,578	$58,822,878
Total	$44,480,000	$31,113,600	$75,593,600

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Assessment Rate Presentation

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

		MAINTENANCE AND DEBT COMBINED TOTAL								
		SRC								
Unit(s)	Description	25-26	24-25	23-24	22-23	21-22	20-21	19-20	18-19	17-18
1	ALL NON EXEMPT PARCELS	$ 81.33	$ 70.79	$ 64.68	$ 59.29	$ 63.37	$ 54.10	$ 55.47	$ 54.16	$ 57.89
2	ALL NON EXEMPT PARCELS	$ 47.13	$ 46.95	$ 42.94	$ 41.95	$ 37.04	$ 30.99	$ 31.95	$ 31.55	$ 33.04
2 and 28	ALL NON EXEMPT PARCELS	$ 47.13	$ 46.95	$ 42.94	$ 41.95	$ 37.04	$ 30.99	$ 31.95	$ 31.55	$ 33.04
2 and 2A	ALL NON EXEMPT PARCELS	$ 143.64	$ 140.26	$ 132.13	$ 126.54	$ 128.85	$ 122.29	$ 123.37	$ 125.69	$ 134.04
2 and 2A	MFR	$ 143.64	$ 140.26	$ 132.13	$ 126.54	$ 128.85	$ 122.29	$ 123.37	$ 125.69	$ 134.04
2 and 2A	SFC	$ 143.64	$ 140.26	$ 132.13	$ 126.54	$ 128.85	$ 122.29	$ 123.37	$ 125.69	$ 134.04
2, 2A and 2C	Undeveloped, unassigned - Rate per Nearest Whole Acre	$ 143.64	$ 140.26	$ 132.13	$ 126.54	$ 128.85	$ 122.29	$ 123.37	$ 125.69	$ 134.04
2, 2A and 2C	Undeveloped, unassigned - Rate per Actual Acreage	$ 21,340.76	$ 19,897.96	$ 21,549.18	$ 21,643.06	$ 16,667.27	$ 15,935.30	$ 15,943.58	$ 15,791.24	$ 9,389.27
2, 2A and 2C	Community Only - Biotech A - Rate per Nearest Whole Acre	$ 143.64	$ 140.26	$ 132.13	$ 126.54	$ 128.85	$ 122.29	$ 123.37	$ 125.69	$ 134.04
2, 2A and 2C	Community Only - Biotech A - Rate per Actual Acreage	$ 11,330.66	$ 10,564.60	$ 11,579.18	$ 11,488.09	$ 11,244.83	$ 11,208.67	$ 11,214.99	$ 11,095.30	$ 7,904.44
2, 2A and 2C	Community Only - Biotech B - Rate per Nearest Whole Acre	$ 143.64	$ 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	$ 14,415.82	$ 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	$ 143.64	$ 140.26	$ 132.13	$ 126.54	$ 128.85	$ 122.29	$ 123.37	$ 125.69	$ 134.04
2, 2A and 2C	Community Only - Office - Rate per Actual Acreage	$ 16,667.81	$ 15,540.91	$ 17,033.40	$ 16,899.39	$ 16,541.55	$ 16,488.37	$ 16,497.65	$ 16,321.59	$ 8,759.08
2, 2A and 2C	Community Only - Hotel - Rate per Nearest Whole Acre	$ 143.64	$ 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	$ 42,143.41	$ 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	$ 143.64	$ 140.26	$ 132.13	$ 126.54	$ 128.85	$ 122.29	$ 123.37	$ 125.69	$ 134.04
2, 2A and 2C	Community Only - Commercial/Retail - Rate per Actual Acreage	$ 11,973.15	$ 11,163.65	$ 12,235.76	$ 12,139.50	$ 11,882.46	$ 11,844.24	$ 11,850.92	$ 11,222.36	$ 7,994.96
2, 2A and 2C	Community Only - Apartment - Rate per Nearest Whole Acre	$ 143.64	$ 140.26	$ 132.13	$ 126.54	$ 128.85	$ 122.29	$ 123.37	$ 125.69	$ 134.04
2, 2A and 2C	Community Only - Apartment - Rate per Actual Acreage	$ 12,138.82	$ 11,159.50	$ 12,186.90	$ 12,067.72	$ 11,758.17	$ 11,710.58	$ 11,713.33	$ 11,558.58	$ 8,235.23
2, 2A and 2C	Community Only - Utility - Rate per Nearest Whole Acre	$ 143.64	$ 140.26	$ 132.13	$ 126.54	$ 128.85	$ 122.29	$ 123.37	$ 125.69	$ 134.04
2, 2A and 2C	Community Only - Utility - Rate per Actual Acreage	$ 3,861.40	$ 3,600.33	$ 3,946.10	$ 3,915.05	$ 3,832.15	$ 3,819.83	$ 3,821.98	$ 3,781.19	$ 2,693.77
2, 2A and 2C	Parcel C -Townhome – Residential - Rate per Nearest Whole Acre	$ 535.40	$ 505.54	$ 532.49	$ 523.75	$ 517.65	$ 509.83	$ 511.14	$ 509.38	$ 407.38
2, 2A and 2C	Parcel C -Townhome – Residential - Rate per Actual Acreage	$ 19,834.78	$ 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 C -Single Family – Residential - Rate per Nearest Whole Acre	$ 1,391.40	$ 1,303.66	$ 1,407.25	$ 1,391.63	$ 1,367.15	$ 1,356.61	$ 1,358.39	$ 1,347.49	$ 1,004.46
2, 2A and 2C	Parcel C -Single Family – Residential - Rate per Actual Acreage	$ 9,925.07	$ 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 D -Single Family – Residential - Rate per Nearest Whole Acre	$ 1,278.63	$ 1,198.51	$ 1,292.01	$ 1,277.30	$ 1,255.24	$ 1,245.06	$ 1,246.78	$ 1,237.10	$ 925.82
2, 2A and 2C	Parcel D -Single Family – Residential - Rate per Actual Acreage	$ 9,925.07	$ 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	$ 1,277.66	$ 1,197.61	$ 1,291.03	$ 1,276.32	$ 1,254.28	$ 1,244.10	$ 1,245.81	$ 1,236.16	$ 925.15
2, 2A and 2C	Parcel E -Single Family – Residential - Rate per Actual Acreage	$ 9,925.07	$ 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	$ 868.96	$ 812.36	$ 867.61	$ 855.62	$ 841.07	$ 831.96	$ 833.34	$ 1,024.73	$ 788.78
2, 2A and 2C	Parcel F -Townhome – Residential - Rate per Actual Acreage	$ 19,834.78	$ 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	$ 1,433.53	$ 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	$ 9,925.07	$ 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	$ 174.70	$ 167.05	$ 141.17	$ 129.65	$ 136.86	$ 110.51	$ 111.31	$ 98.94	$ 85.89
3 and 3A	PAR A	$ 1,141.75	$ 1,051.07	$ 997.67	$ 928.16	$ 849.98	$ 779.22	$ 781.67	$ 775.69	$ 777.16
3 and 3A	PAR B	$ 1,089.96	$ 1,003.73	$ 951.79	$ 885.39	$ 811.78	$ 743.40	$ 745.76	$ 739.44	$ 740.14
3 and 3A	PAR C	$ 1,044.85	$ 962.49	$ 911.85	$ 848.15	$ 778.52	$ 712.21	$ 714.50	$ 707.87	$ 707.90
3 and 3A	PAR D, PLAT 1	$ 1,148.19	$ 1,056.95	$ 1,003.36	$ 933.48	$ 854.72	$ 783.67	$ 786.13	$ 780.19	$ 781.77
3 and 3A	PAR D, PLAT 2	$ 1,046.56	$ 964.05	$ 913.36	$ 849.56	$ 779.78	$ 713.40	$ 715.69	$ 709.07	$ 709.12
3 and 3A	PAR E	$ 1,118.72	$ 1,030.02	$ 977.27	$ 909.14	$ 832.98	$ 763.29	$ 765.70	$ 759.57	$ 760.69
3 and 3A	PAR F	$ 522.05	$ 484.57	$ 448.81	$ 416.46	$ 393.00	$ 350.70	$ 352.09	$ 342.02	$ 334.19
3 and 3A	PAR G	$ 1,221.24	$ 1,123.73	$ 1,068.07	$ 993.80	$ 908.59	$ 834.19	$ 836.77	$ 831.31	$ 833.98
3 and 3A	PAR H	$ 1,263.40	$ 1,162.27	$ 1,105.40	$ 1,028.60	$ 939.68	$ 863.34	$ 866.00	$ 860.81	$ 864.12
3 and 3A	PAR J	$ 789.07	$ 728.66	$ 685.29	$ 636.93	$ 589.90	$ 535.34	$ 537.18	$ 528.87	$ 525.05
3 and 3A	APTS & COMMERCIAL	$ 7,006.52	$ 6,412.25	$ 6,191.94	$ 5,770.78	$ 5,174.70	$ 4,834.66	$ 4,847.12	$ 4,879.84	$ 4,969.42
4	ALL NON EXEMPT PARCELS	$ 79.35	$ 70.71	$ 71.39	$ 65.49	$ 64.83	$ 46.37	$ 51.47	$ 48.07	$ 51.98
5	ALL NON EXEMPT PARCELS	$ 66.59	$ 66.15	$ 74.62	$ 64.19	$ 35.96	$ 36.23	$ 36.95	$ 15.68	$ 17.46
5 and 5E	ALL NON EXEMPT PARCELS	$ 66.59	$ 66.15	$ 74.62	$ 64.19	$ 35.96	$ 36.23	$ 36.95	$ 15.68	$ 17.46
5 and 5A	GOLF COURSE	$ 620.06	$ 619.08	$ 528.35	$ 245.98	$ 185.91	$ 218.27	$ 220.52	$ 207.50	$ 215.55
5 and 5A	INDUSTRIAL	$ 3,625.50	$ 3,621.57	$ 2,992.15	$ 1,237.37	$ 1,003.64	$ 1,211.05	$ 1,221.66	$ 1,253.61	$ 1,295.88
5 and 5A	Emerald Dunes Condos	$ 278.71	$ 278.06	$ 248.51	$ 134.11	$ 93.64	$ 106.25	$ 107.56	$ 89.46	$ 93.66
5 and 5A	Business Park Vista Center	$ 563.79	$ 562.86	$ 482.22	$ 228.09	$ 171.15	$ 200.36	$ 202.46	$ 188.63	$ 196.06
5 and 5A	Ventura Greens at Emerald Dunes	$ 575.01	$ 574.07	$ 491.41	$ 231.79	$ 174.20	$ 204.06	$ 206.19	$ 192.53	$ 200.09
5 and 5A	Links at Emerald Dunes	$ 355.15	$ 354.43	$ 311.18	$ 159.31	$ 114.42	$ 131.49	$ 133.01	$ 116.05	$ 121.12
5 and 5A	Villas at Emerald Dunes	$ 318.03	$ 317.35	$ 280.75	$ 147.08	$ 104.33	$ 119.23	$ 120.65	$ 103.14	$ 107.78
5 and 5A	Vista Center Condos	$ 1,252.89	$ 1,251.29	$ 1,047.13	$ 455.25	$ 358.52	$ 427.84	$ 431.85	$ 428.32	$ 443.60
5 and 5B	RESIDENTIAL	$ 443.56	$ 556.17	$ 536.65	$ 488.01	$ 455.91	$ 435.07	$ 436.01	$ 417.97	$ 419.25
5 and 5B	COMMERCIAL	$ 2,807.70	$ 3,629.31	$ 3,434.20	$ 3,145.93	$ 3,089.56	$ 2,936.38	$ 2,938.72	$ 2,940.91	$ 2,939.05

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

		MAINTENANCE AND DEBT COMBINED TOTAL								
		SRC								
Unit(s)	Description	25-26	24-25	23-24	22-23	21-22	20-21	19-20	18-19	17-18
5 and 5B	Mezzano Condo	$ 173.19	$ 204.72	$ 205.27	$ 184.04	$ 154.71	$ 149.01	$ 149.80	$ 129.44	$ 131.08
5 and 5C	RESIDENTIAL	$ 117.07	$ 116.62	$ 113.22	$ 98.54	$ 69.14	$ 65.30	$ 72.41	$ 49.29	$ 105.16
5 and 5D	COMMERCIAL/AC	$ 229.37	$ 214.57	$ 174.20	$ 132.03	$ 109.43	$ 107.21	$ 118.13	$ 340.68	$ 346.98
5 and 5D	San Michele condo	$ 77.98	$ 76.54	$ 81.59	$ 68.94	$ 41.10	$ 41.20	$ 42.63	$ 38.43	$ 40.53
5 and 5D	RESIDENTIAL	$ 306.41	$ 288.95	$ 224.10	$ 166.02	$ 146.24	$ 142.78	$ 158.80	$ 503.54	$ 512.09
7	ALL NON EXEMPT PARCELS	$ 54.91	$ 49.42	$ 46.85	$ 43.38	$ 40.34	$ 37.19	$ 38.66	$ 36.78	$ 39.97
9	ALL NON EXEMPT PARCELS	$ 88.83	$ 85.12	$ 78.40	$ 69.38	$ 66.99	$ 56.19	$ 58.41	$ 56.01	$ 59.66
9 and 28	ALL NON EXEMPT PARCELS	$ 88.83	$ 85.12	$ 78.40	$ 69.38	$ 66.99	$ 56.19	$ 58.41	$ 56.01	$ 59.66
9, 9A and 9B	RESIDENTIAL/AC	$ 4,220.01	$ 4,031.95	$ 3,847.43	$ 3,695.81	$ 3,428.38	$ 3,269.31	$ 3,279.21	$ 3,206.31	$ 3,221.60
9, 9A and 9B	GOLF COURSE/AC	$ 1,308.69	$ 1,245.85	$ 1,193.42	$ 1,143.56	$ 1,069.63	$ 1,012.73	$ 1,017.31	$ 1,000.19	$ 1,003.74
9, 9A and 9B	COMMERCIAL/AC	$ 13,418.22	$ 12,850.24	$ 12,225.57	$ 11,748.32	$ 10,846.85	$ 10,372.79	$ 10,399.16	$ 10,129.57	$ 10,193.87
11	ALL NON EXEMPT PARCELS	$ 650.22	$ 645.48	$ 556.73	$ 516.56	$ 463.58	$ 404.27	$ 407.32	$ 407.02	$ 408.54
11 and 11A	ALL NON EXEMPT PARCELS	$ 650.22	$ 645.48	$ 556.73	$ 516.56	$ 463.58	$ 404.27	$ 407.32	$ 407.02	$ 408.54
12	ALL NON EXEMPT PARCELS	$ 42.81	$ 42.55	$ 39.30	$ 33.85	$ 32.01	$ 25.92	$ 27.27	$ 25.45	$ 26.28
12 and 31	GOLF COURSE - 12/28/31	$ 542.26	$ 499.04	$ 364.46	$ 276.66	$ 334.50	$ 355.31	$ 373.46	$ 408.41	$ 661.42
12 and 31	RESIDENTIAL - 12/28/31	$ 805.85	$ 739.96	$ 536.06	$ 404.81	$ 494.14	$ 529.14	$ 556.17	$ 610.52	$ 996.63
12 and 12A	ALL NON EXEMPT PARCELS	$ 293.50	$ 271.34	$ 253.76	$ 230.91	$ 237.91	$ 245.30	$ 249.18	$ 189.04	$ 183.19
14	A	$ 985.98	$ 954.83	$ 893.88	$ 738.11	$ 714.33	$ 645.16	$ 647.74	$ 647.93	$ 613.25
14	B	$ 985.98	$ 954.83	$ 893.88	$ 738.11	$ 714.33	$ 645.16	$ 647.74	$ 647.93	$ 613.25
14	C	$ 572.77	$ 528.62	$ 494.88	$ 407.90	$ 394.77	$ 356.54	$ 357.64	$ 357.75	$ 338.60
15	ALL NON EXEMPT PARCELS	$ 262.09	$ 242.11	$ 231.33	$ 198.46	$ 181.15	$ 160.15	$ 161.42	$ 131.62	$ 115.53
16	ALL NON EXEMPT PARCELS	$ 2,216.72	$ 2,100.46	$ 2,094.37	$ 1,993.02	$ 1,936.17	$ 1,572.62	$ 1,584.15	$ 1,602.94	$ 1,682.76
18	APARTMENTS	$ 3,771.83	$ 3,773.95	$ 3,459.40	$ 2,657.86	$ 2,459.53	$ 2,399.58	$ 2,445.81	$ 2,378.73	$ 3,142.50
18	COMMERCIAL	$ 8,450.19	$ 8,454.94	$ 7,750.23	$ 5,954.52	$ 5,510.20	$ 5,375.88	$ 5,479.46	$ 5,329.17	$ 7,040.28
18	GOLF COURSE	$ 908.50	$ 909.01	$ 833.24	$ 640.18	$ 592.41	$ 577.97	$ 589.11	$ 572.95	$ 756.91
18	PSO	$ 2,488.92	$ 2,490.32	$ 2,282.76	$ 1,753.85	$ 1,622.98	$ 1,583.42	$ 1,613.92	$ 1,569.66	$ 2,073.65
18	ERU	$ 987.07	$ 987.62	$ 905.30	$ 695.55	$ 643.65	$ 627.96	$ 640.06	$ 622.50	$ 822.37
19	Non-condo Parcels	$ 1,820.60	$ 1,819.50	$ 1,665.47	$ 1,511.73	$ 1,660.48	$ 1,837.97	$ 1,840.91	$ 1,783.03	$ 1,736.12
19 and 19A	52434205250010000	$ 11,561.41	$ 11,957.98	$ 10,956.26	$ 10,046.23	$ 10,954.46	$ 11,967.54	$ 12,444.35	$ 12,072.38	$ 11,977.57
19 and 19A	52434205260270051	$ 3,860.74	$ 3,997.32	$ 3,662.57	$ 3,359.36	$ 3,662.28	$ 3,999.41	$ 4,163.34	$ 4,039.08	$ 4,009.51
19 and 19A	52434205260270052	$ 1,939.85	$ 2,014.13	$ 1,845.60	$ 1,694.18	$ 1,845.87	$ 2,013.67	$ 2,102.45	$ 2,039.96	$ 2,027.94
19 and 19A	52434205260270062	$ 1,988.34	$ 2,093.27	$ 1,918.85	$ 1,768.37	$ 1,921.26	$ 2,085.11	$ 2,208.80	$ 2,144.43	$ 2,146.61
19 and 19A	52434205260270063	$ 5,790.05	$ 5,994.25	$ 5,492.25	$ 5,037.42	$ 5,491.76	$ 5,997.54	$ 6,242.67	$ 6,056.33	$ 6,011.66
19 and 19A	52434205260270064	$ 5,808.87	$ 6,024.96	$ 5,520.68	$ 5,066.21	$ 5,521.02	$ 6,025.27	$ 6,283.95	$ 6,096.88	$ 6,057.71
19 and 19A	52434205260270065	$ 1,954.62	$ 2,038.24	$ 1,867.91	$ 1,716.78	$ 1,868.84	$ 2,035.43	$ 2,134.85	$ 2,071.78	$ 2,064.09
19 and 19A	52434205260270067	$ 1,940.68	$ 2,015.49	$ 1,846.86	$ 1,695.46	$ 1,847.17	$ 2,014.90	$ 2,104.29	$ 2,041.76	$ 2,029.99
19 and 19A	52434205260270068	$ 1,940.03	$ 2,014.42	$ 1,845.87	$ 1,694.45	$ 1,846.15	$ 2,013.93	$ 2,102.85	$ 2,040.34	$ 2,028.38
19 and 19A	52434205260270069	$ 1,948.87	$ 2,028.85	$ 1,859.23	$ 1,707.98	$ 1,859.90	$ 2,026.96	$ 2,122.24	$ 2,059.40	$ 2,050.03
19 and 19A	52434205270270041									
19 and 19A	2979 PGA CONDO	$ 1,314.85	$ 1,378.04	$ 1,263.06	$ 1,162.53	$ 1,264.19	$ 1,374.30	$ 1,449.06	$ 1,406.56	$ 1,404.87
19 and 19A	52434205270270042	$ 3,898.17	$ 4,058.40	$ 3,719.10	$ 3,416.62	$ 3,720.46	$ 4,054.55	$ 4,245.42	$ 4,119.72	$ 4,101.10
19 and 19A	52434206000001100	$ 9,779.79	$ 10,202.11	$ 9,349.68	$ 8,594.14	$ 9,354.58	$ 10,187.01	$ 10,688.94	$ 10,373.34	$ 10,336.85
19 and 19A	52434206000003040	$ 9,674.02	$ 10,029.48	$ 9,189.91	$ 8,432.32	$ 9,190.15	$ 10,031.17	$ 10,456.96	$ 10,145.46	$ 10,078.02
19 and 19A	52434206000003080								$ -	$ 10,559.85
19 and 19A	52434206000003120								$ -	$ 2,039.74
19 and 19A	52434206030010000	$ 5,844.60	$ 6,083.28	$ 5,574.66	$ 5,120.88	$ 5,576.57	$ 6,077.92	$ 6,362.33	$ 6,173.87	$ 6,145.16
19 and 19A	52434206030030000	$ 5,848.64	$ 6,089.87	$ 5,580.75	$ 5,127.06	$ 5,582.85	$ 6,083.87	$ 6,371.18	$ 6,182.57	$ 6,155.04
19 and 19A	52434206050000000	$ 45,466.02	$ 47,711.45	$ 43,732.05	$ 40,265.90	$ 43,775.75	$ 47,565.95	$ 50,219.65	$ 48,749.40	$ 48,721.68
19 and 19A	52434206060000000	$ 11,881.26	$ 12,480.03	$ 11,439.42	$ 10,535.61	$ 11,451.73	$ 12,438.80	$ 13,145.88	$ 12,761.54	$ 12,760.32
19 and 19A	52434206070010010	$ 3,849.91	$ 3,979.64	$ 3,646.21	$ 3,342.79	$ 3,645.43	$ 3,983.45	$ 4,139.58	$ 4,015.74	$ 3,983.00
19 and 19A	52434206070010020	$ 1,955.24	$ 2,039.24	$ 1,868.85	$ 1,717.72	$ 1,869.79	$ 2,036.34	$ 2,136.20	$ 2,073.11	$ 2,065.60
19 and 19A	52434206070020000	$ 5,822.79	$ 6,047.69	$ 5,541.71	$ 5,087.51	$ 5,542.67	$ 6,045.79	$ 6,314.49	$ 6,126.88	$ 6,091.79
19 and 19A	52434206080010000	$ 3,847.42	$ 3,975.57	$ 3,642.44	$ 3,338.97	$ 3,641.56	$ 3,979.77	$ 4,134.11	$ 4,010.37	$ 3,976.90
19 and 19A	52434206120010020	$ 17,991.26	$ 18,996.46	$ 17,414.96	$ 16,062.54	$ 17,440.89	$ 18,907.74	$ 20,090.27	$ 19,507.21	$ 19,554.95
19 and 19A	52434206120020000	$ 16,006.90	$ 16,909.68	$ 15,502.12	$ 14,300.25	$ 15,525.82	$ 16,828.49	$ 17,890.19	$ 17,371.35	$ 17,418.08
19 and 19A	52434206120030000	$ 2,000.07	$ 2,112.42	$ 1,936.57	$ 1,786.32	$ 1,939.50	$ 2,102.39	$ 2,234.54	$ 2,169.71	$ 2,175.32
19 and 19A	52434206140010000				$ 80,185.48	$ 87,572.73	$ 95,945.01	$ 98,964.34	$ 95,973.66	$ 94,843.83
19 and 19A	52434206260010000	#VALUE!	#VALUE!	$ 82,240.34						
19 and 19A	52434206300130000	$ 1,917.27	$ 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	25-26	24-25	23-24	22-23	21-22	20-21	19-20	18-19	17-18
19 and 19A	52434206300180000	$ 3,812.41	$ 3,918.44	$ 3,589.56						
19 and 19A	52434206300010010	$ 85,581.45	$ 87,842.02							
19 and 19A	52434206300010020	$ 1,892.41	$ 1,936.71							
19 and 19A	2701 PGA Blvd Condominium	$ 643.75	$ 666.69	$ 610.86	$ 420.25	$ 458.12	$ 500.24	$ 520.89	$ 505.35	$ 501.71
19 and 19A	Harbour Oaks (317 Units)	$ 231.76	$ 236.99	$ 217.06	$ 198.38	$ 216.83	$ 237.91	$ 244.38	$ 236.95	$ 233.69
19 and 19A	San Matera Condos - 710 sq ft	$ 112.43	$ 115.32	$ 105.64	$ 96.64	$ 105.55	$ 115.67	$ 119.23	$ 115.63	$ 114.22
19 and 19A	San Matera Condos - 783-816 sq ft	$ 113.08	$ 116.40	$ 106.64	$ 97.64	$ 106.57	$ 116.64	$ 120.67	$ 117.04	$ 115.83
19 and 19A	San Matera Condos - 896 sq ft	$ 113.66	$ 117.33	$ 107.50	$ 98.52	$ 107.46	$ 117.48	$ 121.93	$ 118.28	$ 117.23
19 and 19A	San Matera Condos - 999-1016 sq ft	$ 114.41	$ 118.56	$ 108.64	$ 99.67	$ 108.63	$ 118.59	$ 123.58	$ 119.90	$ 119.08
19 and 19A	San Matera Condos - 1081 sq ft	$ 114.88	$ 119.33	$ 109.35	$ 100.39	$ 109.37	$ 119.28	$ 124.61	$ 120.92	$ 120.23
19 and 19A	San Matera Condos - 1203 sq ft	$ 115.69	$ 120.65	$ 110.57	$ 101.62	$ 110.62	$ 120.47	$ 126.38	$ 122.65	$ 122.20
19 and 19A	San Matera Condos - 1288-1331 sq ft	$ 116.43	$ 121.86	$ 111.69	$ 102.76	$ 111.78	$ 121.57	$ 128.01	$ 124.26	$ 124.02
19 and 19A	San Matera Condos - 1370 sq ft	$ 116.79	$ 122.45	$ 112.24	$ 103.31	$ 112.34	$ 122.10	$ 128.80	$ 125.03	$ 124.91
19 and 19A	San Matera Condos - 1718-1730 sq ft	$ 119.11	$ 126.23	$ 115.74	$ 106.86	$ 115.94	$ 125.52	$ 133.89	$ 130.03	$ 130.58
19 and 19A	San Matera Condos - 1818-1832 sq ft	$ 119.80	$ 127.36	$ 116.78	$ 107.92	$ 117.02	$ 126.53	$ 135.40	$ 131.52	$ 132.27
19 and 19A	52434206230010000	$ 1,278.67	$ 1,327.81	$ 1,216.72	$ 1,116.94	$ 1,216.91	$ 1,327.46	$ 1,386.19	$ 1,344.99	$ 1,337.17
19 and 19A	52434206230020000	$ 575.25	$ 597.36	$ 547.38	$ 502.49	$ 547.47	$ 597.20	$ 623.62	$ 605.09	$ 601.57
19 and 19A	52434206230020010	$ 1,549.56	$ 1,609.11	$ 1,474.47	$ 1,353.55	$ 1,474.71	$ 1,608.68	$ 1,679.85	$ 1,629.93	$ 1,620.44
19 and 19A	52434206230020020	$ 1,158.57	$ 1,203.10	$ 1,102.44	$ 1,012.03	$ 1,102.61	$ 1,202.78	$ 1,255.99	$ 1,218.66	$ 1,211.57
19 and 19A	52434206230030000	$ 1,576.56	$ 1,637.15	$ 1,500.17	$ 1,377.14	$ 1,500.40	$ 1,636.71	$ 1,709.12	$ 1,658.33	$ 1,648.68
19 and 19A	52434206230030010	$ 2,250.34	$ 2,336.83	$ 2,141.31	$ 1,965.70	$ 2,141.64	$ 2,336.21	$ 2,439.56	$ 2,367.07	$ 2,353.28
19 and 19A	52434206230030020	$ 1,506.78	$ 1,564.68	$ 1,433.77	$ 1,316.19	$ 1,433.99	$ 1,564.26	$ 1,633.47	$ 1,584.93	$ 1,575.70
19 and 19A	52434206230040000	$ 866.65	$ 899.96	$ 824.66	$ 757.03	$ 824.79	$ 899.72	$ 939.52	$ 911.60	$ 906.30
19 and 19A	52434206230050000	$ 128.69	$ 133.64	$ 122.46	$ 112.41	$ 122.47	$ 133.60	$ 139.51	$ 135.36	$ 134.58
19 and 19A	52434206230060000	$ 750.76	$ 779.60	$ 714.36	$ 655.79	$ 714.49	$ 779.41	$ 813.89	$ 789.70	$ 785.08
19 and 19A	52434206280010000	$ 11,815.59	$ 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	$ 57.94	$ 59.85	$ 54.84	$ 50.27	$ 54.82	$ 59.92	$ 62.24	$ 60.37	$ 59.88
20	A	$ 602.55	$ 561.67	$ 1,080.96	$ 1,088.75	$ 1,088.54	$ 307.04	$ 307.55	$ 239.90	$ 216.43
20	B	$ 451.91	$ 421.26	$ 810.72	$ 816.56	$ 816.40	$ 230.28	$ 230.66	$ 179.93	$ 162.32
20	C	$ 301.28	$ 280.84	$ 540.48	$ 544.37	$ 544.27	$ 153.52	$ 153.77	$ 119.95	$ 108.22
20	D	$ 150.64	$ 140.42	$ 270.24	$ 272.19	$ 272.13	$ 76.76	$ 76.89	$ 59.98	$ 54.11
21	ALL NON EXEMPT PARCELS	$ 3,169.76	$ 3,012.44	$ 2,752.58	$ 1,701.27	$ 1,247.21	$ 1,273.28	$ 1,658.45	$ 1,522.62	$ 1,304.82
23	ALL NON EXEMPT PARCELS	$ 635.72	$ 517.31	$ 472.58	$ 452.29	$ 287.44	$ 262.19	$ 264.57	$ 247.98	$ 243.16
24 and 24A	ALL NON EXEMPT PARCELS	$ 916.89	$ 872.77	$ 797.27	$ 557.60	$ 512.73	$ 475.01	$ 477.13	$ 477.35	$ 503.96
27B	Condo units	$ 661.31	$ 631.89	$ 596.66	$ 628.33	$ 620.76	$ 601.31	$ 659.76	$ 688.64	$ 749.67
27B	Condo sites									
27B	Townhomes	$ 624.77	$ 597.76	$ 562.83	$ 598.71	$ 616.26	$ 595.79	$ 644.27	$ 669.19	$ 719.86
27B	Single Family - 40 ft lots	$ 977.48	$ 935.23	$ 880.57	$ 936.71	$ 964.17	$ 932.15	$ 1,007.99	$ 1,046.98	$ 1,126.25
27B	Single Family - 50 ft lots	$ 1,221.86	$ 1,169.03	$ 1,100.71	$ 1,170.89	$ 1,205.22	$ 1,165.19	$ 1,259.99	$ 1,308.73	$ 1,407.81
27B	Single Family - Preserve lots	$ 1,466.27	$ 1,402.89	$ 1,320.90	$ 1,405.11	$ 1,446.32	$ 1,398.27	$ 1,512.04	$ 1,570.53	$ 1,689.44
27B	COMMERCIAL	$ 2,762.30	$ 2,637.65	$ 2,494.25	$ 2,613.11	$ 2,525.84	$ 2,449.36	$ 2,708.61	$ 2,834.59	$ 3,105.29
29	ALL NON EXEMPT PARCELS	$ 825.73	$ 784.58	$ 718.92	$ 371.05	$ 319.94	$ 292.85	$ 297.22	$ 290.27	$ 289.22
31	COMMERCIAL	$ 5,228.32	$ 4,778.66	$ 3,403.82	$ 2,541.83	$ 3,166.51	$ 3,448.08	$ 3,624.01	$ 4,008.91	$ 6,648.82
31	GOLF COURSE 28/31	$ 499.45	$ 456.49	$ 325.16	$ 242.81	$ 302.49	$ 329.39	$ 346.19	$ 382.96	$ 635.14
31	RESIDENTIAL 28/31	$ 763.04	$ 697.41	$ 496.76	$ 370.96	$ 462.13	$ 503.22	$ 528.90	$ 585.07	$ 970.35
32	ALL NON EXEMPT PARCELS	$ 370.07	$ 432.45	$ 400.89	$ 369.47	$ 366.07	$ 318.90	$ 319.18	$ 261.54	$ 257.36
32 and 32A	ALL NON EXEMPT PARCELS	$ 638.61	$ 616.23	$ 573.30	$ 557.56	$ 559.89	$ 497.67	$ 500.55	$ 438.14	$ 415.81
33	ALL NON EXEMPT PARCELS	$ 432.91	$ 361.71	$ 335.12	$ 215.04	$ 185.38	$ 177.88	$ 180.40	$ 175.31	$ 176.50
34	PER CONDO	$ 1,196.43	$ 1,192.11	$ 1,090.79	$ 1,038.39	$ 972.54	$ 842.72	$ 843.55	$ 843.35	$ 825.54
34	SINGLE FAM	$ 2,652.11	$ 2,642.54	$ 2,417.95	$ 2,301.78	$ 2,155.82	$ 1,868.04	$ 1,869.88	$ 1,869.44	$ 1,829.96
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	$ 865.12	$ 864.35	$ 790.42	$ 767.17	$ 778.24	$ 773.22	$ 855.30	$ 763.63	$ 506.22
41	ALL NON EXEMPT PARCELS - No Debt	$ 225.84	$ 214.81	$ 201.05	$ 127.76	$ 108.76	$ 110.11	$ 115.98	$ 108.07	$ 136.41
41	ALL NON EXEMPT PARCELS	$ 225.84	$ 214.81	$ 201.05	$ 127.76	$ 108.76	$ 110.11	$ 115.98	$ 108.07	$ 136.41

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT										
TAX RATE HISTORY										
TAX PER ASSESSABLE UNIT										
		MAINTENANCE AND DEBT COMBINED TOTAL								
		SRC								
Unit(s)	Description	25-26	24-25	23-24	22-23	21-22	20-21	19-20	18-19	17-18
43	UNDESIGNATED/AC									
43	SINGLE FAM	$ 5,228.15	$ 5,232.28	$ 4,792.46	$ 4,627.46	$ 4,420.60	$ 4,314.42	$ 4,322.70	$ 4,276.96	$ 4,757.89
43	MULTI FAM	$ 5,588.64	$ 5,565.79	$ 4,867.65	$ 4,607.19	$ 4,284.75	$ 4,120.46	$ 4,125.94	$ 4,022.57	$ 4,763.57
43	SINGLE FAM OTHER	$ 3,973.49	$ 3,976.08	$ 3,637.18	$ 3,510.07	$ 3,350.80	$ 3,269.07	$ 3,275.30	$ 3,239.42	$ 3,609.55
43	GOLF/PRIVATE	$ 2,006.41	$ 2,007.72	$ 1,836.59	$ 1,772.41	$ 1,691.99	$ 1,650.71	$ 1,653.86	$ 1,635.75	$ 1,822.64
43	COMMERCIAL	$ 10,908.53	$ 10,898.36	$ 9,823.54	$ 9,421.32	$ 8,919.89	$ 8,663.33	$ 8,678.30	$ 8,545.30	$ 9,705.15
43	CONDO	$ 680.46	$ 680.91	$ 622.87	$ 601.10	$ 573.83	$ 559.82	$ 560.89	$ 554.75	$ 618.14
44	GOLF COURSE	$ 1,803.11	$ 1,805.05	$ 1,732.44	$ 1,616.37	$ 1,621.08	$ 1,578.21	$ 1,591.78	$ 1,573.48	$ 1,655.62
44	RES COTTAGES	$ 2,381.19	$ 2,383.75	$ 2,287.86	$ 2,134.59	$ 2,140.81	$ 2,084.19	$ 2,102.12	$ 2,077.94	$ 2,186.41
44	SINGLE FAM RES	$ 7,813.00	$ 7,821.42	$ 7,506.77	$ 7,003.87	$ 7,024.29	$ 6,838.49	$ 6,897.31	$ 6,818.00	$ 7,173.92
44	SINGLE FAM RES - 1 1/2 LOT	$ 11,719.50	$ 11,732.13	$ 11,260.16	$ 10,505.81	$ 10,536.44	$ 10,257.74	$ 10,345.97	$ 10,227.00	$ 10,760.88
44	SINGLE FAM RES - DBL LOT	$ 15,626.00	$ 15,642.84	$ 15,013.54	$ 14,007.74	$ 14,048.58	$ 13,676.98	$ 13,794.62	$ 13,636.00	$ 14,347.84
45	ALL NON EXEMPT PARCELS	$ 2,423.77	$ 2,349.54	$ 2,310.35	$ 2,195.21	$ 2,198.74	$ 1,651.92	$ 1,655.42	$ 1,506.04	$ 1,464.87
46	Sonoma Isles (fka Lakewood)	$ 699.45	$ 670.62	$ 675.23	$ 676.27	$ 678.68	$ 675.13	$ 681.15	$ 680.93	$ 887.81
46	Jupiter CC- Single Family Lots	$ 1,242.70	$ 1,162.23	$ 1,172.13	$ 1,165.43	$ 1,173.25	$ 1,161.44	$ 1,178.88	$ 1,151.81	$ 1,199.75
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
46	Jupiter CC-Multi Family Pod F Condos	$ 1,220.02	$ 1,141.01	$ 1,150.73	$ 1,144.16	$ 1,151.83	$ 1,140.23	$ 1,157.37	$ 1,130.79	$ 1,177.85
47	ALL NON EXEMPT PARCELS	$ 132.73	$ 132.08	$ 121.14	$ 104.63	$ 91.21	$ 85.45	$ 85.51	$ 83.82	$ 78.87
49	Parcels East of Congress	$ 2,861.46	$ 2,634.98	$ 2,418.61	$ 1,718.68	$ 1,466.98	$ 1,426.15	$ 1,429.67	$ 1,419.93	$ 1,406.69
49	Parcels West of Congress	$ 530.68	$ 488.67	$ 448.55	$ 416.37	$ 355.39	$ 345.50	$ 346.35	$ 344.00	$ 340.79
51	UNDEVELOPED									
51	SINGLE FAM	$ 670.69	$ 655.00	$ 650.97	$ 649.76	$ 516.61	$ 508.32	$ 512.16	$ 275.49	$ 202.31
51	MULTI FAM	$ 400.94	$ 391.56	$ 389.15	$ 388.43	$ 308.83	$ 303.87	$ 306.17	$ 164.69	$ 120.94
53	Lots - Townhome residential	$ 1,187.69	$ 1,094.21	$ 1,099.64	$ 1,100.91	$ 1,089.73	$ 996.11	$ -	$ -	$ -
53	Undev - Townhome residential	#N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
53	Lots -SF residential - ZLL	#N/A	$ 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	#N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
53	Lots -SF residential - traditional	#N/A	$ 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	#N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
53	COMMERCIAL	#N/A	$ -	$ -	$ -	$ 4,694.85	$ 3,898.71	$ 3,810.23	$ 2,489.95	$ -
53	Undeveloped undesignated	#N/A	#VALUE!	$ 4,203.82	$ 4,288.55	$ 4,150.56	$ 2,893.15	$ 2,917.04	$ 2,043.63	$ 1,581.06

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

		MAINTENANCE ONLY								
		SRC								
Unit(s)	Description	25-26	24-25	23-24	22-23	21-22	20-21	19-20	18-19	17-18
1	ALL NON EXEMPT PARCELS	81.33	70.79	64.68	59.29	63.37	54.10	55.47	54.16	57.89
2	ALL NON EXEMPT PARCELS	47.13	46.95	42.94	41.95	37.04	30.99	31.95	31.55	33.04
2 and 28	ALL NON EXEMPT PARCELS	47.13	46.95	42.94	41.95	37.04	30.99	31.95	31.55	33.04
2 and 2A	ALL NON EXEMPT PARCELS	80.57	78.44	69.77	65.17	58.22	51.44	53.96	49.97	50.86
2 and 2A	MFR	80.57	78.44	69.77	65.17	58.22	51.44	53.96	49.97	50.86
2 and 2A	SFC	80.57	78.44	69.77	65.17	58.22	51.44	53.96	49.97	50.86
2, 2A and 2C	Undeveloped, unassigned - Rate per Nearest Whole Acre	80.57	78.44	69.77	65.17	58.22	51.44	53.96	49.97	50.86
2, 2A and 2C	Undeveloped, unassigned - Rate per Actual Acreage	3,177.56	1,681.68	1,467.85	1,285.76	646.92	558.99	535.78	349.08	212.60
2, 2A and 2C	Community Only - Biotech A - Rate per Nearest Whole Acre	80.57	78.44	69.77	65.17	58.22	51.44	53.96	49.97	50.86
2, 2A and 2C	Community Only - Biotech A - Rate per Actual Acreage	1,687.10	892.90	788.69	682.52	436.45	393.13	376.83	245.28	177.94
2, 2A and 2C	Community Only - Biotech B - Rate per Nearest Whole Acre	80.57	78.44	69.77	65.17	58.22	51.44	53.96	49.97	50.86
2, 2A and 2C	Community Only - Biotech B - Rate per Actual Acreage	2,146.47	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	80.57	78.44	69.77	65.17	58.22	51.44	53.96	49.97	50.86
2, 2A and 2C	Community Only - Office - Rate per Actual Acreage	2,481.78	1,313.49	1,160.19	1,004.01	642.03	578.31	554.33	360.81	197.18
2, 2A and 2C	Community Only - Hotel - Rate per Nearest Whole Acre	80.57	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	6,275.01	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	80.57	78.44	69.77	65.17	58.22	51.44	53.96	49.97	50.86
2, 2A and 2C	Community Only - Commercial/Retail - Rate per Actual Acreage	1,782.76	943.53	833.41	721.22	461.20	415.42	398.20	248.09	179.98
2, 2A and 2C	Community Only - Apartment - Rate per Nearest Whole Acre	80.57	78.44	69.77	65.17	58.22	51.44	53.96	49.97	50.86
2, 2A and 2C	Community Only - Apartment - Rate per Actual Acreage	2,142.31	1,133.82	1,001.49	866.68	554.21	499.20	478.51	311.46	225.95
2, 2A and 2C	Community Only - Utility - Rate per Nearest Whole Acre	80.57	78.44	69.77	65.17	58.22	51.44	53.96	49.97	50.86
2, 2A and 2C	Community Only - Utility - Rate per Actual Acreage	574.95	304.29	268.78	232.60	148.74	133.98	128.42	83.59	60.64
2, 2A and 2C	Parcel C -Townhome – Residential - Rate per Nearest Whole Acre	138.90	109.31	97.04	88.77	73.31	65.03	66.99	58.45	57.01
2, 2A and 2C	Parcel C -Townhome – Residential - Rate per Actual Acreage	2,953.33	1,563.06	1,380.63	1,194.78	764.02	688.19	659.66	258.37	138.29
2, 2A and 2C	Parcel C -Single Family – Residential - Rate per Nearest Whole Acre	266.36	176.77	156.62	140.33	106.28	94.73	95.46	76.98	70.45
2, 2A and 2C	Parcel C -Single Family – Residential - Rate per Actual Acreage	1,477.81	782.13	690.85	597.85	382.31	344.36	330.08	183.03	75.19
2, 2A and 2C	Parcel D -Single Family – Residential - Rate per Nearest Whole Acre	249.57	167.88	148.77	133.54	101.94	90.82	91.71	74.54	68.68
2, 2A and 2C	Parcel D -Single Family – Residential - Rate per Actual Acreage	1,477.81	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	249.42	167.81	148.71	133.48	101.90	90.79	91.67	74.52	68.67
2, 2A and 2C	Parcel E -Single Family – Residential - Rate per Actual Acreage	1,477.81	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	197.39	140.27	124.38	112.43	88.44	78.66	80.05	71.73	66.65
2, 2A and 2C	Parcel F -Townhome – Residential - Rate per Actual Acreage	2,953.33	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	272.63	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	1,477.81	782.13	690.85	597.85	382.31	344.36	330.08	183.03	75.19
3	ALL NON EXEMPT PARCELS	174.70	167.05	141.17	129.65	136.86	110.51	111.31	98.94	85.89
3 and 3A	PAR A	642.84	555.74	490.76	412.81	340.15	272.63	274.09	267.54	268.74
3 and 3A	PAR B	617.77	534.93	472.03	397.65	329.26	263.95	265.37	258.51	258.95
3 and 3A	PAR C	595.93	516.80	455.73	384.44	319.78	256.39	257.78	250.64	250.42
3 and 3A	PAR D, PLAT 1	645.96	558.33	493.08	414.70	341.50	273.71	275.17	268.66	269.96
3 and 3A	PAR D, PLAT 2	596.76	517.48	456.35	384.94	320.14	256.68	258.07	250.94	250.74
3 and 3A	PAR E	631.69	546.49	482.43	406.07	335.30	268.77	270.21	263.52	264.38
3 and 3A	PAR F	342.85	306.66	266.74	231.36	209.88	168.74	169.78	159.50	151.57
3 and 3A	PAR G	681.32	587.69	519.49	436.09	356.86	285.96	287.47	281.39	283.77
3 and 3A	PAR H	701.73	604.64	534.73	448.43	365.72	293.03	294.57	288.74	291.74
3 and 3A	PAR J	472.11	413.98	363.26	309.54	266.01	213.51	214.72	206.05	202.05
3 and 3A	APTS & COMMERCIAL	3,481.92	2,913.00	2,610.85	2,130.08	1,572.99	1,255.85	1,261.29	1,289.99	1,377.64
4	ALL NON EXEMPT PARCELS	79.35	70.71	71.39	65.49	64.83	46.37	51.47	48.07	51.98
5	ALL NON EXEMPT PARCELS	66.59	66.15	74.62	64.19	35.96	36.23	36.95	15.68	17.46
5 and 5E	ALL NON EXEMPT PARCELS	66.59	66.15	74.62	64.19	35.96	36.23	36.95	15.68	17.46
5 and 5A	GOLF COURSE	620.06	619.08	528.35	245.98	185.91	218.27	220.52	207.50	215.55
5 and 5A	INDUSTRIAL	3,625.50	3,621.57	2,992.15	1,237.37	1,003.64	1,211.05	1,221.66	1,253.61	1,295.88
5 and 5A	Emerald Dunes Condos	278.71	278.06	248.51	134.11	93.64	106.25	107.56	89.46	93.66
5 and 5A	Business Park Vista Center	563.79	562.86	482.22	228.09	171.15	200.36	202.46	188.63	196.06
5 and 5A	Ventura Greens at Emerald Dunes	575.01	574.07	491.41	231.79	174.20	204.06	206.19	192.53	200.09

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

		MAINTENANCE ONLY								
		SRC								
Unit(s)	Description	25-26	24-25	23-24	22-23	21-22	20-21	19-20	18-19	17-18
5 and 5A	Links at Emerald Dunes	355.15	354.43	311.18	159.31	114.42	131.49	133.01	116.05	121.12
5 and 5A	Villas at Emerald Dunes	318.03	317.35	280.75	147.08	104.33	119.23	120.65	103.14	107.78
5 and 5A	Vista Center Condos	1,252.89	1,251.29	1,047.13	455.25	358.52	427.84	431.85	428.32	443.60
5 and 5B	RESIDENTIAL	443.56	229.94	201.54	149.80	118.65	99.67	100.99	82.30	81.95
5 and 5B	COMMERCIAL	2,807.70	1,257.14	997.48	686.69	637.20	497.54	502.61	500.12	486.41
5 and 5B	Mezzano Condo	173.19	112.47	110.51	88.40	59.34	54.17	55.06	34.52	35.70
5 and 5C	RESIDENTIAL	117.07	116.62	113.22	98.54	69.14	65.30	72.41	49.29	105.16
5 and 5D	COMMERCIAL/AC	229.37	214.57	174.20	132.03	109.43	107.21	118.13	59.82	68.88
5 and 5D	San Michele condo	77.98	76.54	81.59	68.94	41.10	41.20	42.63	18.77	21.06
5 and 5D	RESIDENTIAL	306.41	288.95	224.10	166.02	146.24	142.78	158.80	81.94	94.64
7	ALL NON EXEMPT PARCELS	54.91	49.42	46.85	43.38	40.34	37.19	38.66	36.78	39.97
9	ALL NON EXEMPT PARCELS	88.83	85.12	78.40	69.38	66.99	56.19	58.41	56.01	59.66
9 and 28	ALL NON EXEMPT PARCELS	88.83	85.12	78.40	69.38	66.99	56.19	58.41	56.01	59.66
9, 9A and 9B	RESIDENTIAL/AC	1,774.99	1,595.45	1,335.54	1,149.63	894.70	759.55	757.10	679.84	678.79
9, 9A and 9B	GOLF COURSE/AC	566.40	502.74	431.95	373.09	302.86	252.89	253.22	235.51	234.56
9, 9A and 9B	COMMERCIAL/AC	5,661.59	5,142.83	4,249.60	3,654.26	2,793.13	2,397.12	2,387.57	2,099.41	2,108.86
11	ALL NON EXEMPT PARCELS	650.22	645.48	556.73	516.56	463.58	404.27	407.32	407.02	408.54
11 and 11A	ALL NON EXEMPT PARCELS	650.22	645.48	556.73	516.56	463.58	404.27	407.32	407.02	408.54
12	ALL NON EXEMPT PARCELS	42.81	42.55	39.30	33.85	32.01	25.92	27.27	25.45	26.28
12 and 31	GOLF COURSE - 12/28/31	542.26	499.04	364.46	276.66	334.50	355.31	373.46	408.41	661.42
12 and 31	RESIDENTIAL - 12/28/31	805.85	739.96	536.06	404.81	494.14	529.14	556.17	610.52	996.63
12 and 12A	ALL NON EXEMPT PARCELS	293.50	271.34	253.76	230.91	237.91	245.30	249.18	189.04	183.19
14	A	985.98	954.83	893.88	738.11	714.33	645.16	647.74	647.93	613.25
14	B	985.98	954.83	893.88	738.11	714.33	645.16	647.74	647.93	613.25
14	C	572.77	528.62	494.88	407.90	394.77	356.54	357.64	357.75	338.60
15	ALL NON EXEMPT PARCELS	262.09	242.11	231.33	198.46	181.15	160.15	161.42	131.62	115.53
16	ALL NON EXEMPT PARCELS	1,899.53	1,798.88	1,505.85	1,375.41	1,071.94	785.14	783.95	812.73	844.56
18	APARTMENTS	3,771.83	3,773.95	3,459.40	2,657.86	2,459.53	2,399.58	2,445.81	2,378.73	3,142.50
18	COMMERCIAL	8,450.19	8,454.94	7,750.23	5,954.52	5,510.20	5,375.88	5,479.46	5,329.17	7,040.28
18	GOLF COURSE	908.50	909.01	833.24	640.18	592.41	577.97	589.11	572.95	756.91
18	PSO	2,488.92	2,490.32	2,282.76	1,753.85	1,622.98	1,583.42	1,613.92	1,569.66	2,073.65
18	ERU	987.07	987.62	905.30	695.55	643.65	627.96	640.06	622.50	822.37
19	Non-condo Parcels	1,820.60	1,819.50	1,665.47	1,511.73	1,660.48	901.64	903.94	842.44	786.36
19 and 19A	52434205250010000	11,561.41	11,957.98	10,956.26	10,046.23	10,954.46	6,349.56	6,822.53	6,428.84	6,279.01
19 and 19A	52434205260270051	3,860.74	3,997.32	3,662.57	3,359.36	3,662.28	2,126.75	2,289.40	2,157.90	2,109.99
19 and 19A	52434205260270052	1,939.85	2,014.13	1,845.60	1,694.18	1,845.87	1,077.34	1,165.48	1,099.37	1,078.18
19 and 19A	52434205260270062	1,988.34	2,093.27	1,918.85	1,768.37	1,921.26	1,148.78	1,271.83	1,203.84	1,196.85
19 and 19A	52434205260270063	5,790.05	5,994.25	5,492.25	5,037.42	5,491.76	3,188.55	3,431.76	3,234.56	3,162.38
19 and 19A	52434205260270064	5,808.87	6,024.96	5,520.68	5,066.21	5,521.02	3,216.28	3,473.04	3,275.11	3,208.43
19 and 19A	52434205260270065	1,954.62	2,038.24	1,867.91	1,716.78	1,868.84	1,099.10	1,197.88	1,131.19	1,114.33
19 and 19A	52434205260270067	1,940.68	2,015.49	1,846.86	1,695.46	1,847.17	1,078.57	1,167.32	1,101.17	1,080.23
19 and 19A	52434205260270068	1,940.03	2,014.42	1,845.87	1,694.45	1,846.15	1,077.60	1,165.88	1,099.75	1,078.62
19 and 19A	52434205260270069	1,948.87	2,028.85	1,859.23	1,707.98	1,859.90	1,090.63	1,185.27	1,118.81	1,100.27
19 and 19A	52434205270270041									
19 and 19A	2979 PGA CONDO	1,314.85	1,378.04	1,263.06	1,162.53	1,264.19	750.08	824.41	779.50	771.70
19 and 19A	52434205270270042	3,898.17	4,058.40	3,719.10	3,416.62	3,720.46	2,181.89	2,371.48	2,238.54	2,201.58
19 and 19A	52434206000001100	9,779.79	10,202.11	9,349.68	8,594.14	9,354.58	5,505.36	6,004.09	5,670.39	5,588.05
19 and 19A	52434206000003040	9,674.02	10,029.48	9,189.91	8,432.32	9,190.15	5,349.52	5,772.11	5,442.51	5,329.22
19 and 19A	52434206000003080								-	5,811.05
19 and 19A	52434206000003120								-	1,089.98
19 and 19A	52434206030010000	5,844.60	6,083.28	5,574.66	5,120.88	5,576.57	3,268.93	3,551.42	3,352.10	3,295.88
19 and 19A	52434206030030000	5,848.64	6,089.87	5,580.75	5,127.06	5,582.85	3,274.88	3,560.27	3,360.80	3,305.76
19 and 19A	52434206050000000	45,466.02	47,711.45	43,732.05	40,265.90	43,775.75	26,030.36	28,669.34	27,115.83	26,877.20
19 and 19A	52434206060000000	11,881.26	12,480.03	11,439.42	10,535.61	11,451.73	6,820.82	7,524.06	7,118.00	7,061.76

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT										
TAX RATE HISTORY										
TAX PER ASSESSABLE UNIT										
		MAINTENANCE ONLY								
		SRC								
Unit(s)	Description	25-26	24-25	23-24	22-23	21-22	20-21	19-20	18-19	17-18
19 and 19A	52434206070010010	3,849.91	3,979.64	3,646.21	3,342.79	3,645.43	2,110.79	2,265.64	2,134.56	2,083.48
19 and 19A	52434206070010020	1,955.24	2,039.24	1,868.85	1,717.72	1,869.79	1,100.01	1,199.23	1,132.52	1,115.84
19 and 19A	52434206070020000	5,822.79	6,047.69	5,541.71	5,087.51	5,542.67	3,236.80	3,503.58	3,305.11	3,242.51
19 and 19A	52434206080010000	3,847.42	3,975.57	3,642.44	3,338.97	3,641.56	2,107.11	2,260.17	2,129.19	2,077.38
19 and 19A	52434206120010020	17,991.26	18,996.46	17,414.96	16,062.54	17,440.89	10,480.77	11,657.54	11,041.90	11,007.11
19 and 19A	52434206120020000	16,006.90	16,909.68	15,502.12	14,300.25	15,525.82	9,337.85	10,394.43	9,846.63	9,820.00
19 and 19A	52434206120030000	2,000.07	2,112.42	1,936.57	1,786.32	1,939.50	1,166.06	1,297.57	1,229.12	1,225.56
19 and 19A	52434206140010000				80,185.48	87,572.73	50,064.84	53,052.81	49,884.75	48,305.59
19 and 19A	52434206260010000	-	-	82,240.34						
19 and 19A	52434206300130000	1,917.27	1,977.28	1,811.50						
19 and 19A	52434206300180000	3,812.41	3,918.44	3,589.56						
19 and 19A	52434206300010010	85,581.45	87,842.02							
19 and 19A	52434206300010020	1,892.41	1,936.71							
19 and 19A	2701 PGA Blvd Condominium	643.75	666.69	610.86	420.25	458.12	266.16	286.65	270.20	264.27
19 and 19A	Harbour Oaks (317 Units)	231.76	236.99	217.06	198.38	216.83	123.09	129.48	121.61	117.22
19 and 19A	San Matera Condos - 710 sq ft	112.43	115.32	105.64	96.64	105.55	60.27	63.79	59.97	58.02
19 and 19A	San Matera Condos - 783-816 sq ft	113.08	116.40	106.64	97.64	106.57	61.24	65.23	61.38	59.63
19 and 19A	San Matera Condos - 896 sq ft	113.66	117.33	107.50	98.52	107.46	62.08	66.49	62.62	61.03
19 and 19A	San Matera Condos - 999-1016 sq ft	114.41	118.56	108.64	99.67	108.63	63.19	68.14	64.24	62.88
19 and 19A	San Matera Condos - 1081 sq ft	114.88	119.33	109.35	100.39	109.37	63.88	69.17	65.26	64.03
19 and 19A	San Matera Condos - 1203 sq ft	115.69	120.65	110.57	101.62	110.62	65.07	70.94	66.99	66.00
19 and 19A	San Matera Condos - 1288-1331 sq ft	116.43	121.86	111.69	102.76	111.78	66.17	72.57	68.60	67.82
19 and 19A	San Matera Condos - 1370 sq ft	116.79	122.45	112.24	103.31	112.34	66.70	73.36	69.37	68.71
19 and 19A	San Matera Condos - 1718-1730 sq ft	119.11	126.23	115.74	106.86	115.94	70.12	78.45	74.37	74.38
19 and 19A	San Matera Condos - 1818-1832 sq ft	119.80	127.36	116.78	107.92	117.02	71.13	79.96	75.86	76.07
19 and 19A	52434206230010000	1,278.67	1,327.81	1,216.72	1,116.94	1,216.91	710.41	768.72	725.14	711.27
19 and 19A	52434206230020000	575.25	597.36	547.38	502.49	547.47	319.60	345.83	326.23	319.99
19 and 19A	52434206230020010	1,549.56	1,609.11	1,474.47	1,353.55	1,474.71	860.91	931.57	878.76	861.95
19 and 19A	52434206230020020	1,158.57	1,203.10	1,102.44	1,012.03	1,102.61	643.69	696.52	657.03	644.46
19 and 19A	52434206230030000	1,576.56	1,637.15	1,500.17	1,377.14	1,500.40	875.91	947.80	894.07	876.97
19 and 19A	52434206230030010	2,250.34	2,336.83	2,141.31	1,965.70	2,141.64	1,250.26	1,352.87	1,276.18	1,251.76
19 and 19A	52434206230030020	1,506.78	1,564.68	1,433.77	1,316.19	1,433.99	837.14	905.85	854.50	838.15
19 and 19A	52434206230040000	866.65	899.96	824.66	757.03	824.79	481.50	521.02	491.48	482.08
19 and 19A	52434206230050000	128.69	133.64	122.46	112.41	122.47	71.50	77.37	72.98	71.59
19 and 19A	52434206230060000	750.76	779.60	714.36	655.79	714.49	417.13	451.35	425.75	417.59
19 and 19A	52434206280010000	11,815.59	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	57.94	59.85	54.84	50.27	54.82	31.72	34.02	32.04	31.27
20	A	602.55	561.67	1,080.96	1,088.75	1,088.54	307.04	307.55	239.90	216.43
20	B	451.91	421.26	810.72	816.56	816.40	230.28	230.66	179.93	162.32
20	C	301.28	280.84	540.48	544.37	544.27	153.52	153.77	119.95	108.22
20	D	150.64	140.42	270.24	272.19	272.13	76.76	76.89	59.98	54.11
21	ALL NON EXEMPT PARCELS	3,169.76	3,012.44	2,752.58	1,701.27	1,247.21	1,273.28	1,658.45	1,522.62	1,304.82
23	ALL NON EXEMPT PARCELS	635.72	517.31	472.58	452.29	287.44	262.19	264.57	247.98	243.16
24 and 24A	ALL NON EXEMPT PARCELS	916.89	872.77	797.27	557.60	512.73	475.01	477.13	477.35	503.96
27B	Condo units	334.32	316.56	304.83	298.96	204.50	202.39	256.63	279.90	336.43
27B	Condo sites									
27B	Townhomes	270.78	256.39	246.90	242.14	165.63	163.92	207.85	226.70	272.49
27B	Single Family - 40 ft lots	423.64	401.14	386.28	378.84	259.14	256.47	325.19	354.69	426.32
27B	Single Family - 50 ft lots	529.56	501.42	482.85	473.55	323.93	320.59	406.49	443.36	532.90
27B	Single Family - Preserve lots	635.49	601.73	579.44	568.28	388.73	384.72	487.80	532.05	639.51
27B	COMMERCIAL	1,497.91	1,418.34	1,365.80	1,339.51	916.27	906.81	1,149.80	1,254.11	1,507.38
29	ALL NON EXEMPT PARCELS	825.73	784.58	718.92	371.05	319.94	292.85	297.22	290.27	289.22
31	COMMERCIAL	5,228.32	4,778.66	3,403.82	2,541.83	3,166.51	3,448.08	3,624.01	4,008.91	6,648.82
31	GOLF COURSE 28/31	499.45	456.49	325.16	242.81	302.49	329.39	346.19	382.96	635.14

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT										
TAX RATE HISTORY										
TAX PER ASSESSABLE UNIT										
		MAINTENANCE ONLY								
		SRC								
Unit(s)	Description	25-26	24-25	23-24	22-23	21-22	20-21	19-20	18-19	17-18
31	RESIDENTIAL 28/31	763.04	697.41	496.76	370.96	462.13	503.22	528.90	585.07	970.35
32	ALL NON EXEMPT PARCELS	370.07	432.45	400.89	369.47	366.07	318.90	319.18	261.54	257.36
32 and 32A	ALL NON EXEMPT PARCELS	638.61	616.23	573.30	557.56	559.89	497.67	500.55	438.14	415.81
33	ALL NON EXEMPT PARCELS	432.91	361.71	335.12	215.04	185.38	177.88	180.40	175.31	176.50
34	PER CONDO	1,196.43	1,192.11	1,090.79	1,038.39	972.54	842.72	843.55	843.35	825.54
34	SINGLE FAM	2,652.11	2,642.54	2,417.95	2,301.78	2,155.82	1,868.04	1,869.88	1,869.44	1,829.96
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	865.12	864.35	790.42	767.17	778.24	773.22	855.30	763.63	506.22
41	ALL NON EXEMPT PARCELS - No Debt	225.84	214.81	201.05	127.76	108.76	110.11	115.98	108.07	136.41
41	ALL NON EXEMPT PARCELS	225.84	214.81	201.05	127.76	108.76	110.11	115.98	108.07	136.41
43	UNDESIGNATED/AC									
43	SINGLE FAM	2,568.60	2,541.80	2,084.80	1,914.86	1,706.16	1,600.33	1,600.83	1,520.79	1,996.86
43	MULTI FAM	3,982.14	3,940.60	3,232.09	2,968.64	2,645.09	2,481.01	2,481.79	2,357.70	3,095.77
43	SINGLE FAM OTHER	1,977.27	1,956.64	1,604.85	1,474.03	1,313.38	1,231.91	1,232.30	1,170.68	1,537.16
43	GOLF/PRIVATE	998.41	988.00	810.36	744.30	663.18	622.04	622.24	591.13	776.18
43	COMMERCIAL	6,211.49	6,146.69	5,041.54	4,630.59	4,125.91	3,869.97	3,871.19	3,677.63	4,828.89
43	CONDO	338.61	335.08	274.83	252.43	224.92	210.96	211.03	200.48	263.24
44	GOLF COURSE	394.96	385.77	301.53	181.93	128.94	124.01	117.87	115.18	137.57
44	RES COTTAGES	521.59	509.45	398.20	240.26	170.28	163.77	155.67	152.11	181.68
44	SINGLE FAM RES	1,711.40	1,671.58	1,306.54	788.32	558.73	537.34	510.76	499.08	596.12
44	SINGLE FAM RES - 1 1/2 LOT	2,567.10	2,507.37	1,959.81	1,182.48	838.10	806.01	766.14	748.62	894.18
44	SINGLE FAM RES - DBL LOT	3,422.80	3,343.16	2,613.08	1,576.64	1,117.46	1,074.68	1,021.52	998.16	1,192.24
45	ALL NON EXEMPT PARCELS	1,585.52	1,511.76	1,449.95	1,327.65	1,333.54	796.40	793.42	644.26	617.54
46	Sonoma Isles (fka Lakewood)	38.15	19.89	21.13	18.73	20.90	17.53	21.76	20.57	21.38
46	Jupiter CC- Single Family Lots	131.03	68.32	72.56	64.10	71.53	60.00	74.46	45.76	92.81
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
46	Jupiter CC-Multi Family Pod F Condos	128.64	67.07	71.23	62.93	70.22	58.90	73.10	44.93	91.11
47	ALL NON EXEMPT PARCELS	132.73	132.08	121.14	104.63	91.21	85.45	85.51	83.82	78.87
49	Parcels East of Congress	2,861.46	2,634.98	2,418.61	1,718.68	1,466.98	1,426.15	1,429.67	1,419.93	1,406.69
49	Parcels West of Congress	530.68	488.67	448.55	416.37	355.39	345.50	346.35	344.00	340.79
51	UNDEVELOPED									
51	SINGLE FAM	670.69	655.00	650.97	649.76	516.61	508.32	512.16	275.49	202.31
51	MULTI FAM	400.94	391.56	389.15	388.43	308.83	303.87	306.17	164.69	120.94
53	Lots - Townhome residential	27.47	24.51	34.28	33.93	24.63	22.30	-	-	-
53	Undev - Townhome residential	#N/A	-	-	-	-	-	-	-	-
53	Lots -SF residential - ZLL	#N/A	32.72	45.76	45.28	32.87	28.29	17.87	27.92	25.02
53	Undev -SF residential - ZLL	#N/A	-	-	-	-	-	-	-	-
53	Lots -SF residential - traditional	#N/A	34.84	48.73	48.22	35.01	30.77	19.00	29.70	26.61
53	Undev -SF residential - traditional	#N/A	-	-	-	-	-	-	-	-
53	COMMERCIAL	#N/A	-	-	-	106.12	87.30	54.39	79.28	-
53	Undeveloped undesignated	#N/A	-	131.07	132.16	93.82	64.78	41.64	65.07	57.04

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT											
TAX RATE HISTORY											
TAX PER ASSESSABLE UNIT											
		DEBT ONLY									
		SRC									
Unit(s)	Description	25-26	24-25	23-24	22-23	21-22	20-21	19-20	18-19	17-18	
1	ALL NON EXEMPT PARCELS	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
2	ALL NON EXEMPT PARCELS	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
2 and 28	ALL NON EXEMPT PARCELS	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
2 and 2A	ALL NON EXEMPT PARCELS	$ 63.07	$ 61.82	$ 62.36	$ 61.37	$ 70.63	$ 70.85	$ 69.41	$ 75.72	$ 83.18	
2 and 2A	MFR	$ 63.07	$ 61.82	$ 62.36	$ 61.37	$ 70.63	$ 70.85	$ 69.41	$ 75.72	$ 83.18	
2 and 2A	SFC	$ 63.07	$ 61.82	$ 62.36	$ 61.37	$ 70.63	$ 70.85	$ 69.41	$ 75.72	$ 83.18	
2, 2A and 2C	Undeveloped, unassigned - Rate per Nearest Whole Acre	$ 63.07	$ 61.82	$ 62.36	$ 61.37	$ 70.63	$ 70.85	$ 69.41	$ 75.72	$ 83.18	
2, 2A and 2C	Undeveloped, unassigned - Rate per Actual Acreage	$ 18,163.20	$ 18,216.28	$ 20,081.33	$ 20,357.30	$ 16,020.35	$ 15,376.31	$ 15,407.80	$ 15,442.16	$ 9,176.67	
2, 2A and 2C	Community Only - Biotech A - Rate per Nearest Whole Acre	$ 63.07	$ 61.82	$ 62.36	$ 61.37	$ 70.63	$ 70.85	$ 69.41	$ 75.72	$ 83.18	
2, 2A and 2C	Community Only - Biotech A - Rate per Actual Acreage	$ 9,643.56	$ 9,671.70	$ 10,790.49	$ 10,805.57	$ 10,808.38	$ 10,815.54	$ 10,838.16	$ 10,850.02	$ 7,726.50	
2, 2A and 2C	Community Only - Biotech B - Rate per Nearest Whole Acre	$ 63.07	$ 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	$ 12,269.35	$ 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	$ 63.07	$ 61.82	$ 62.36	$ 61.37	$ 70.63	$ 70.85	$ 69.41	$ 75.72	$ 83.18	
2, 2A and 2C	Community Only - Office - Rate per Actual Acreage	$ 14,186.03	$ 14,227.42	$ 15,873.21	$ 15,895.38	$ 15,899.52	$ 15,910.06	$ 15,943.32	$ 15,960.78	$ 8,561.90	
2, 2A and 2C	Community Only - Hotel - Rate per Nearest Whole Acre	$ 63.07	$ 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	$ 35,868.40	$ 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	$ 63.07	$ 61.82	$ 62.36	$ 61.37	$ 70.63	$ 70.85	$ 69.41	$ 75.72	$ 83.18	
2, 2A and 2C	Community Only - Commercial/Retail - Rate per Actual Acreage	$ 10,190.39	$ 10,220.12	$ 11,402.35	$ 11,418.28	$ 11,421.26	$ 11,428.82	$ 11,452.72	$ 10,974.27	$ 7,814.98	
2, 2A and 2C	Community Only - Apartment - Rate per Nearest Whole Acre	$ 63.07	$ 61.82	$ 62.36	$ 61.37	$ 70.63	$ 70.85	$ 69.41	$ 75.72	$ 83.18	
2, 2A and 2C	Community Only - Apartment - Rate per Actual Acreage	$ 9,996.51	$ 10,025.68	$ 11,185.41	$ 11,201.04	$ 11,203.96	$ 11,211.38	$ 11,234.82	$ 11,247.12	$ 8,009.28	
2, 2A and 2C	Community Only - Utility - Rate per Nearest Whole Acre	$ 63.07	$ 61.82	$ 62.36	$ 61.37	$ 70.63	$ 70.85	$ 69.41	$ 75.72	$ 83.18	
2, 2A and 2C	Community Only - Utility - Rate per Actual Acreage	$ 3,286.45	$ 3,296.04	$ 3,677.32	$ 3,682.45	$ 3,683.41	$ 3,685.85	$ 3,693.56	$ 3,697.60	$ 2,633.13	
2, 2A and 2C	Parcel C -Townhome – Residential - Rate per Nearest Whole Acre	$ 396.50	$ 396.23	$ 435.45	$ 434.98	$ 444.34	$ 444.80	$ 444.15	$ 450.93	$ 350.37	
2, 2A and 2C	Parcel C -Townhome – Residential - Rate per Actual Acreage	$ 16,881.45	$ 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 C -Single Family – Residential - Rate per Nearest Whole Acre	$ 1,125.04	$ 1,126.89	$ 1,250.63	$ 1,251.30	$ 1,260.87	$ 1,261.88	$ 1,262.93	$ 1,270.51	$ 934.01	
2, 2A and 2C	Parcel C -Single Family – Residential - Rate per Actual Acreage	$ 8,447.26	$ 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 D -Single Family – Residential - Rate per Nearest Whole Acre	$ 1,029.06	$ 1,030.63	$ 1,143.24	$ 1,143.76	$ 1,153.30	$ 1,154.24	$ 1,155.07	$ 1,162.56	$ 857.14	
2, 2A and 2C	Parcel D -Single Family – Residential - Rate per Actual Acreage	$ 8,447.26	$ 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	$ 1,028.24	$ 1,029.80	$ 1,142.32	$ 1,142.84	$ 1,152.38	$ 1,153.31	$ 1,154.14	$ 1,161.64	$ 856.48	
2, 2A and 2C	Parcel E -Single Family – Residential - Rate per Actual Acreage	$ 8,447.26	$ 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	$ 671.57	$ 672.09	$ 743.23	$ 743.19	$ 752.63	$ 753.30	$ 753.29	$ 953.00	$ 722.13	
2, 2A and 2C	Parcel F -Townhome – Residential - Rate per Actual Acreage	$ 16,881.45	$ 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	$ 1,160.90	$ 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	$ 8,447.26	$ 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	$ 498.91	$ 495.33	$ 506.91	$ 515.35	$ 509.83	$ 506.59	$ 507.58	$ 508.15	$ 508.42	
3 and 3A	PAR B	$ 472.19	$ 468.80	$ 479.76	$ 487.74	$ 482.52	$ 479.45	$ 480.39	$ 480.93	$ 481.19	
3 and 3A	PAR C	$ 448.92	$ 445.69	$ 456.12	$ 463.71	$ 458.74	$ 455.82	$ 456.72	$ 457.23	$ 457.48	
3 and 3A	PAR D, PLAT 1	$ 502.23	$ 498.62	$ 510.28	$ 518.78	$ 513.22	$ 509.96	$ 510.96	$ 511.53	$ 511.81	
3 and 3A	PAR D, PLAT 2	$ 449.80	$ 446.57	$ 457.01	$ 464.62	$ 459.64	$ 456.72	$ 457.62	$ 458.13	$ 458.38	
3 and 3A	PAR E	$ 487.03	$ 483.53	$ 494.84	$ 503.07	$ 497.68	$ 494.52	$ 495.49	$ 496.05	$ 496.31	
3 and 3A	PAR F	$ 179.20	$ 177.91	$ 182.07	$ 185.10	$ 183.12	$ 181.96	$ 182.31	$ 182.52	$ 182.62	
3 and 3A	PAR G	$ 539.92	$ 536.04	$ 548.58	$ 557.71	$ 551.73	$ 548.23	$ 549.30	$ 549.92	$ 550.21	
3 and 3A	PAR H	$ 561.67	$ 557.63	$ 570.67	$ 580.17	$ 573.96	$ 570.31	$ 571.43	$ 572.07	$ 572.38	
3 and 3A	PAR J	$ 316.96	$ 314.68	$ 322.03	$ 327.39	$ 323.89	$ 321.83	$ 322.46	$ 322.82	$ 323.00	
3 and 3A	APTS & COMMERCIAL	$ 3,524.60	$ 3,499.25	$ 3,581.09	$ 3,640.70	$ 3,601.71	$ 3,578.81	$ 3,585.83	$ 3,589.85	$ 3,591.78	
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	25-26	24-25	23-24	22-23	21-22	20-21	19-20	18-19	17-18	
5 and 5B	RESIDENTIAL	$ -	$ 326.23	$ 335.11	$ 338.21	$ 337.26	$ 335.40	$ 335.02	$ 335.67	$ 337.30	
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	
5 and 5B	Mezzano Condo	$ -	$ 92.25	$ 94.76	$ 95.64	$ 95.37	$ 94.84	$ 94.74	$ 94.92	$ 95.38	
5 and 5C	RESIDENTIAL	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
5 and 5D	COMMERCIAL/AC	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 280.86	$ 278.10	
5 and 5D	San Michele condo	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 19.66	$ 19.47	
5 and 5D	RESIDENTIAL	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 421.60	$ 417.45	
7	ALL NON EXEMPT PARCELS	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
9	ALL NON EXEMPT PARCELS	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
9 and 28	ALL NON EXEMPT PARCELS	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
9, 9A and 9B	RESIDENTIAL/AC	$ 2,445.02	$ 2,436.50	$ 2,511.89	$ 2,546.18	$ 2,533.68	$ 2,509.76	$ 2,522.11	$ 2,526.47	$ 2,542.81	
9, 9A and 9B	GOLF COURSE/AC	$ 742.29	$ 743.11	$ 761.47	$ 770.47	$ 766.77	$ 759.84	$ 764.09	$ 764.68	$ 769.18	
9, 9A and 9B	COMMERCIAL/AC	$ 7,756.63	$ 7,707.41	$ 7,975.97	$ 8,094.06	$ 8,053.72	$ 7,975.67	$ 8,011.59	$ 8,030.16	$ 8,085.01	
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	$ 317.19	$ 301.58	$ 588.52	$ 617.61	$ 864.23	$ 787.48	$ 800.20	$ 790.21	$ 838.20	
18	APARTMENTS	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
18	COMMERCIAL	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
18	GOLF COURSE	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
18	PSO	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
18	ERU	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
19	Non-condo Parcels	$ -	$ -	$ -	$ -	$ -	$ 936.33	$ 936.97	$ 940.59	$ 949.76	
19 and 19A	52434205250010000	$ -	$ -	$ -	$ -	$ -	$ 5,617.98	$ 5,621.82	$ 5,643.54	$ 5,698.56	
19 and 19A	52434205260270051	$ -	$ -	$ -	$ -	$ -	$ 1,872.66	$ 1,873.94	$ 1,881.18	$ 1,899.52	
19 and 19A	52434205260270052	$ -	$ -	$ -	$ -	$ -	$ 936.33	$ 936.97	$ 940.59	$ 949.76	
19 and 19A	52434205260270062	$ -	$ -	$ -	$ -	$ -	$ 936.33	$ 936.97	$ 940.59	$ 949.76	
19 and 19A	52434205260270063	$ -	$ -	$ -	$ -	$ -	$ 2,808.99	$ 2,810.91	$ 2,821.77	$ 2,849.28	
19 and 19A	52434205260270064	$ -	$ -	$ -	$ -	$ -	$ 2,808.99	$ 2,810.91	$ 2,821.77	$ 2,849.28	
19 and 19A	52434205260270065	$ -	$ -	$ -	$ -	$ -	$ 936.33	$ 936.97	$ 940.59	$ 949.76	
19 and 19A	52434205260270067	$ -	$ -	$ -	$ -	$ -	$ 936.33	$ 936.97	$ 940.59	$ 949.76	
19 and 19A	52434205260270068	$ -	$ -	$ -	$ -	$ -	$ 936.33	$ 936.97	$ 940.59	$ 949.76	
19 and 19A	52434205260270069	$ -	$ -	$ -	$ -	$ -	$ 936.33	$ 936.97	$ 940.59	$ 949.76	
19 and 19A	52434205270270041										
19 and 19A	2979 PGA CONDO	$ -	$ -	$ -	$ -	$ -	$ 624.22	$ 624.65	$ 627.06	$ 633.17	
19 and 19A	52434205270270042	$ -	$ -	$ -	$ -	$ -	$ 1,872.66	$ 1,873.94	$ 1,881.18	$ 1,899.52	
19 and 19A	52434206000001100	$ -	$ -	$ -	$ -	$ -	$ 4,681.65	$ 4,684.85	$ 4,702.95	$ 4,748.80	
19 and 19A	52434206000003040	$ -	$ -	$ -	$ -	$ -	$ 4,681.65	$ 4,684.85	$ 4,702.95	$ 4,748.80	
19 and 19A	52434206000003080								$ -	$ 4,748.80	
19 and 19A	52434206000003120								$ -	$ 949.76	
19 and 19A	52434206030010000	$ -	$ -	$ -	$ -	$ -	$ 2,808.99	$ 2,810.91	$ 2,821.77	$ 2,849.28	
19 and 19A	52434206030030000	$ -	$ -	$ -	$ -	$ -	$ 2,808.99	$ 2,810.91	$ 2,821.77	$ 2,849.28	
19 and 19A	52434206050000000	$ -	$ -	$ -	$ -	$ -	$ 21,535.59	$ 21,550.31	$ 21,633.57	$ 21,844.48	
19 and 19A	52434206060000000	$ -	$ -	$ -	$ -	$ -	$ 5,617.98	$ 5,621.82	$ 5,643.54	$ 5,698.56	
19 and 19A	52434206070010010	$ -	$ -	$ -	$ -	$ -	$ 1,872.66	$ 1,873.94	$ 1,881.18	$ 1,899.52	
19 and 19A	52434206070010020	$ -	$ -	$ -	$ -	$ -	$ 936.33	$ 936.97	$ 940.59	$ 949.76	
19 and 19A	52434206070020000	$ -	$ -	$ -	$ -	$ -	$ 2,808.99	$ 2,810.91	$ 2,821.77	$ 2,849.28	
19 and 19A	52434206080010000	$ -	$ -	$ -	$ -	$ -	$ 1,872.66	$ 1,873.94	$ 1,881.18	$ 1,899.52	
19 and 19A	52434206120010020	$ -	$ -	$ -	$ -	$ -	$ 8,426.97	$ 8,432.73	$ 8,465.31	$ 8,547.84	
19 and 19A	52434206120020000	$ -	$ -	$ -	$ -	$ -	$ 7,490.64	$ 7,495.76	$ 7,524.72	$ 7,598.08	

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT										
TAX RATE HISTORY										
TAX PER ASSESSABLE UNIT										
		DEBT ONLY								
		SRC								
Unit(s)	Description	25-26	24-25	23-24	22-23	21-22	20-21	19-20	18-19	17-18
19 and 19A	52434206120030000	$ -	$ -	$ -	$ -	$ -	$ 936.33	$ 936.97	$ 940.59	$ 949.76
19 and 19A	52434206140010000				$ -	$ -	$ 45,880.17	$ 45,911.53	$ 46,088.91	$ 46,538.24
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
19 and 19A	Harbour Oaks (317 Units)	$ -	$ -	$ -	$ -	$ -	$ 114.82	$ 114.90	$ 115.34	$ 116.47
19 and 19A	San Matera Condos - 710 sq ft	$ -	$ -	$ -	$ -	$ -	$ 55.40	$ 55.44	$ 55.66	$ 56.20
19 and 19A	San Matera Condos - 783-816 sq ft	$ -	$ -	$ -	$ -	$ -	$ 55.40	$ 55.44	$ 55.66	$ 56.20
19 and 19A	San Matera Condos - 896 sq ft	$ -	$ -	$ -	$ -	$ -	$ 55.40	$ 55.44	$ 55.66	$ 56.20
19 and 19A	San Matera Condos - 999-1016 sq ft	$ -	$ -	$ -	$ -	$ -	$ 55.40	$ 55.44	$ 55.66	$ 56.20
19 and 19A	San Matera Condos - 1081 sq ft	$ -	$ -	$ -	$ -	$ -	$ 55.40	$ 55.44	$ 55.66	$ 56.20
19 and 19A	San Matera Condos - 1203 sq ft	$ -	$ -	$ -	$ -	$ -	$ 55.40	$ 55.44	$ 55.66	$ 56.20
19 and 19A	San Matera Condos - 1288-1331 sq ft	$ -	$ -	$ -	$ -	$ -	$ 55.40	$ 55.44	$ 55.66	$ 56.20
19 and 19A	San Matera Condos - 1370 sq ft	$ -	$ -	$ -	$ -	$ -	$ 55.40	$ 55.44	$ 55.66	$ 56.20
19 and 19A	San Matera Condos - 1718-1730 sq ft	$ -	$ -	$ -	$ -	$ -	$ 55.40	$ 55.44	$ 55.66	$ 56.20
19 and 19A	San Matera Condos - 1818-1832 sq ft	$ -	$ -	$ -	$ -	$ -	$ 55.40	$ 55.44	$ 55.66	$ 56.20
19 and 19A	52434206230010000	$ -	$ -	$ -	$ -	$ -	$ 617.05	$ 617.47	$ 619.85	$ 625.90
19 and 19A	52434206230020000	$ -	$ -	$ -	$ -	$ -	$ 277.60	$ 277.79	$ 278.86	$ 281.58
19 and 19A	52434206230020010	$ -	$ -	$ -	$ -	$ -	$ 747.77	$ 748.28	$ 751.17	$ 758.49
19 and 19A	52434206230020020	$ -	$ -	$ -	$ -	$ -	$ 559.09	$ 559.47	$ 561.63	$ 567.11
19 and 19A	52434206230030000	$ -	$ -	$ -	$ -	$ -	$ 760.80	$ 761.32	$ 764.26	$ 771.71
19 and 19A	52434206230030010	$ -	$ -	$ -	$ -	$ -	$ 1,085.95	$ 1,086.69	$ 1,090.89	$ 1,101.52
19 and 19A	52434206230030020	$ -	$ -	$ -	$ -	$ -	$ 727.12	$ 727.62	$ 730.43	$ 737.55
19 and 19A	52434206230040000	$ -	$ -	$ -	$ -	$ -	$ 418.22	$ 418.50	$ 420.12	$ 424.22
19 and 19A	52434206230050000	$ -	$ -	$ -	$ -	$ -	$ 62.10	$ 62.14	$ 62.38	$ 62.99
19 and 19A	52434206230060000	$ -	$ -	$ -	$ -	$ -	$ 362.28	$ 362.54	$ 363.95	$ 367.49
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
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	$ 326.99	$ 315.33	$ 291.83	$ 329.37	$ 416.26	$ 398.92	$ 403.13	$ 408.74	$ 413.24
27B	Condo sites									
27B	Townhomes	$ 353.99	$ 341.37	$ 315.93	$ 356.57	$ 450.63	$ 431.87	$ 436.42	$ 442.49	$ 447.37
27B	Single Family - 40 ft lots	$ 553.84	$ 534.09	$ 494.29	$ 557.87	$ 705.03	$ 675.68	$ 682.80	$ 692.29	$ 699.93
27B	Single Family - 50 ft lots	$ 692.30	$ 667.61	$ 617.86	$ 697.34	$ 881.29	$ 844.60	$ 853.50	$ 865.37	$ 874.91
27B	Single Family - Preserve lots	$ 830.78	$ 801.16	$ 741.46	$ 836.83	$ 1,057.59	$ 1,013.55	$ 1,024.24	$ 1,038.48	$ 1,049.93
27B	COMMERCIAL	$ 1,264.39	$ 1,219.31	$ 1,128.45	$ 1,273.60	$ 1,609.57	$ 1,542.55	$ 1,558.81	$ 1,580.48	$ 1,597.91
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	25-26	24-25	23-24	22-23	21-22	20-21	19-20	18-19	17-18
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	$ 2,659.55	$ 2,690.48	$ 2,707.66	$ 2,712.60	$ 2,714.44	$ 2,714.09	$ 2,721.87	$ 2,756.17	$ 2,761.03
43	MULTI FAM	$ 1,606.50	$ 1,625.19	$ 1,635.56	$ 1,638.55	$ 1,639.66	$ 1,639.45	$ 1,644.15	$ 1,664.87	$ 1,667.80
43	SINGLE FAM OTHER	$ 1,996.22	$ 2,019.44	$ 2,032.33	$ 2,036.04	$ 2,037.42	$ 2,037.16	$ 2,043.00	$ 2,068.74	$ 2,072.39
43	GOLF/PRIVATE	$ 1,008.00	$ 1,019.72	$ 1,026.23	$ 1,028.11	$ 1,028.81	$ 1,028.67	$ 1,031.62	$ 1,044.62	$ 1,046.46
43	COMMERCIAL	$ 4,697.04	$ 4,751.67	$ 4,782.00	$ 4,790.73	$ 4,793.98	$ 4,793.36	$ 4,807.11	$ 4,867.67	$ 4,876.26
43	CONDO	$ 341.85	$ 345.83	$ 348.04	$ 348.67	$ 348.91	$ 348.86	$ 349.86	$ 354.27	$ 354.90
44	GOLF COURSE	$ 1,408.15	$ 1,419.28	$ 1,430.91	$ 1,434.44	$ 1,492.14	$ 1,454.20	$ 1,473.91	$ 1,458.30	$ 1,518.05
44	RES COTTAGES	$ 1,859.60	$ 1,874.30	$ 1,889.66	$ 1,894.33	$ 1,970.53	$ 1,920.42	$ 1,946.45	$ 1,925.83	$ 2,004.73
44	SINGLE FAM RES	$ 6,101.60	$ 6,149.84	$ 6,200.23	$ 6,215.55	$ 6,465.56	$ 6,301.15	$ 6,386.55	$ 6,318.92	$ 6,577.80
44	SINGLE FAM RES - 1 1/2 LOT	$ 9,152.40	$ 9,224.76	$ 9,300.35	$ 9,323.33	$ 9,698.34	$ 9,451.73	$ 9,579.83	$ 9,478.38	$ 9,866.70
44	SINGLE FAM RES - DBL LOT	$ 12,203.20	$ 12,299.68	$ 12,400.46	$ 12,431.10	$ 12,931.12	$ 12,602.30	$ 12,773.10	$ 12,637.84	$ 13,155.60
45	ALL NON EXEMPT PARCELS	$ 838.25	$ 837.78	$ 860.40	$ 867.56	$ 865.20	$ 855.52	$ 862.00	$ 861.78	$ 847.33
46	Sonoma Isles (fka Lakewood)	$ 661.30	$ 650.73	$ 654.10	$ 657.54	$ 657.78	$ 657.60	$ 659.39	$ 660.36	$ 866.43
46	Jupiter CC- Single Family Lots	$ 1,111.67	$ 1,093.91	$ 1,099.57	$ 1,101.33	$ 1,101.72	$ 1,101.44	$ 1,104.42	$ 1,106.05	$ 1,106.94
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
46	Jupiter CC-Multi Family Pod F Condos	$ 1,091.38	$ 1,073.94	$ 1,079.50	$ 1,081.23	$ 1,081.61	$ 1,081.33	$ 1,084.27	$ 1,085.86	$ 1,086.74
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	$ 1,160.22	$ 1,069.70	$ 1,065.36	$ 1,066.98	$ 1,065.10	$ 973.81	$ -	$ -	$ -
53	Undev - Townhome residential	#N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
53	Lots -SF residential - ZLL	#N/A	$ 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	#N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
53	Lots -SF residential - traditional	#N/A	$ 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	#N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
53	COMMERCIAL	#N/A	$ -	$ -	$ -	$ 4,588.73	$ 3,811.41	$ 3,755.84	$ 2,410.67	$ -
53	Undeveloped undesignated	#N/A	$ -	$ 4,072.75	$ 4,156.39	$ 4,056.74	$ 2,828.37	$ 2,875.40	$ 1,978.56	$ 1,524.02

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Tax Per Computed Acre Worksheet

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
BUDGET WORKSHEET - FISCAL YEAR ENDING 9/30/2026

Unit	10/1/25 Projected Total Fund Balance	Reserve Requirement Debt	Reserve for Debt Service 10/1/26 - 4/1/27	Reserve for Maintenance	10/1/25 Projected Cash Balance Available for 25-26 Budget	Proposed 25-26 Expense Budget	10/1/25 Account Status	10/1/25 Account Status Grossed Up 1% & 4%	Tax Base	10/1/25 Tax Per Computed Acre 1
Cmn-Maint	132,399	-	-	(117,399)	15,000	121,344	(106,344)	(111,703)	**	**
1-Maint	212,370	-	-	(81,267)	131,103	299,660	(168,557)	(177,052)	2,177	81.33
2-Maint	593,270	-	-	(568,020)	25,250	436,272	(411,022)	(431,738)	9,160	47.13
2A-Maint	442,301	-	-	(442,301)	-	176,913	(176,913)	(185,829)	5,557	33.44
2A-Debt	37,391	-	(23,330)	-	14,061	347,736	(333,675)	(350,492)	5,557	63.07
2C-Maint	611,564	-	-	(311,564)	300,000	1,140,680	(840,680)	(883,050)	*	*
2C-Debt	3,892,117	(2,375,850)	(1,463,450)	-	52,817	4,816,500	(4,763,683)	(5,003,773)	*	*
3-Maint	391,696	-	-	(378,589)	13,107	470,147	(457,040)	(480,075)	2,748	174.70
3A-Maint	413,289	-	-	(341,289)	72,000	445,120	(373,120)	(391,926)	*	*
3A-Debt	35,029	-	(10,750)	-	24,279	421,925	(397,646)	(417,687)	*	*
4-Maint	1,000,733	-	-	(690,733)	310,000	974,617	(664,617)	(698,114)	8,798	79.35
5-Maint	246,707	-	-	(245,270)	1,437	518,762	(517,325)	(543,398)	8,161	66.59
5A-Maint	1,186,922	-	-	(836,922)	350,000	1,349,184	(999,184)	(1,049,543)	*	*
5B-Maint	190,480	-	-	(380,480)	(190,000)	240,932	(430,932)	(452,651)	*	*
5B-Debt	-	-	-	-	-	-	-	-	*	*
5C-Maint	286,412	-	-	(288,412)	(2,000)	63,693	(65,693)	(69,004)	1,367	50.48
5D-Maint	244,144	-	-	(272,737)	(28,593)	180,761	(209,354)	(219,905)	*	*
7-Maint	484,404	-	-	(359,828)	124,576	270,730	(146,154)	(153,520)	2,796	54.91
9-Maint	420,868	-	-	(420,763)	105	152,629	(152,524)	(160,211)	1,803.65	88.83
9A-Maint	1,536,789	-	-	(631,118)	905,671	2,451,861	(1,546,190)	(1,624,118)	*	*
9A-Debt	748,768	(566,173)	(40,692)	-	141,903	2,830,863	(2,688,960)	(2,824,483)	*	*
9B-Maint	1,042,819	-	-	(742,819)	300,000	1,501,518	(1,201,518)	(1,262,074)	*	*
9B-Debt	824,587	(659,758)	(63,078)	-	101,752	1,337,875	(1,236,123)	(1,298,424)	*	*
11-Maint	2,080,000	-	-	(1,904,158)	175,842	3,718,519	(3,542,677)	(3,721,228)	5,723	650.22
12-Maint	221,334	-	-	(221,334)	-	81,517	(81,517)	(85,625)	2,000	42.81
12A-Maint	137,758	-	-	(136,758)	1,000	31,311	(30,311)	(31,838)	127	250.69
14-Maint	810,384	-	-	(885,864)	(75,480)	1,038,972	(1,114,453)	(1,170,621)	*	*
15-Maint	965,897	-	-	(610,012)	355,885	1,491,438	(1,135,553)	(1,192,785)	4,551	262.09
16-Maint	2,316,302	-	-	(1,192,483)	1,123,819	2,798,383	(1,674,564)	(1,758,963)	926	1,899.53
16-Debt	37,316	-	(20,304)	-	17,012	296,634	(279,622)	(293,715)	926	317.19
18-Maint	1,838,761	-	-	(1,334,500)	504,261	2,815,967	(2,311,706)	(2,428,216)	*	*
19-Maint	693,300	-	-	(630,381)	62,918	662,403	(599,485)	(629,699)	*	*
19-Debt	-	-	-	-	-	-	-	-	*	*
19A-Maint	528,817	-	-	(513,817)	15,000	41,281	(26,281)	(27,606)	*	*
20-Maint	345,106	-	-	(346,682)	(1,577)	123,620	(125,197)	(131,507)	*	*
21-Maint	414,589	-	-	(373,166)	41,423	955,778	(914,354)	(960,438)	303	3,169.76
23-Maint	321,560	-	-	(238,308)	83,252	512,953	(429,702)	(451,358)	710	635.72
24-Maint	298,000	-	-	(259,919)	38,081	420,408	(382,327)	(401,596)	438	916.89
27B-Maint	384,874	-	-	(353,024)	31,850	224,155	(192,305)	(201,997)	*	*
27B-Debt	22,139	-	(12,637)	-	9,502	229,253	(219,751)	(230,826)	*	*
29-Maint	89,764	-	-	(67,212)	22,552	126,318	(103,766)	(108,996)	132	825.73
31-Maint	1,068,669	-	-	(683,209)	385,460	1,745,421	(1,359,961)	(1,428,503)	*	*

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
BUDGET WORKSHEET - FISCAL YEAR ENDING 9/30/2026

Unit	10/1/25 Projected Total Fund Balance	Reserve Requirement Debt	Reserve for Debt Service 10/1/26 - 4/1/27	Reserve for Maintenance	10/1/25 Projected Cash Balance Available for 25-26 Budget	Proposed 25-26 Expense Budget	10/1/25 Account Status	10/1/25 Account Status Grossed Up 1% & 4%	Tax Base	10/1/25 Tax Per Computed Acre 1
32-Maint	42,467	-	-	(41,967)	500	20,229	(19,729)	(20,724)	56	370.07
32A-Maint	39,022	-	-	(35,471)	3,552	10,966	(7,414)	(7,788)	29	268.54
33-Maint	68,355	-	-	(52,804)	15,552	48,111	(32,559)	(34,200)	79	432.91
34-Maint	183,329	-	-	(201,829)	(18,500)	188,595	(207,095)	(217,532)	*	*
38-Maint	344,359	-	-	(323,859)	20,500	102,038	(81,538)	(85,647)	99	865.12
41-Maint	40,909	-	-	(34,858)	6,052	14,437	(8,385)	(8,808)	39	225.84
43-Maint	1,249,696	-	-	(1,281,689)	(31,993)	1,225,206	(1,257,199)	(1,320,561)	*	*
43-Debt	387,674	(252,167)	(71,672)	-	63,835	1,245,004	(1,181,169)	(1,240,699)	*	*
44-Maint	529,280	-	-	(569,880)	(40,600)	114,948	(155,548)	(163,387)	*	*
44-Debt	48,438	-	(30,636)	-	17,802	572,372	(554,570)	(582,520)	*	*
45-Maint	655,288	-	-	(563,936)	91,352	581,920	(490,568)	(515,293)	325	1,585.52
45-Debt	82,847	(40,984)	(27,994)	-	13,869	273,228	(259,360)	(272,431)	325	838.25
46-Maint	330,444	-	-	(330,444)	-	79,005	(79,005)	(82,987)	*	*
46-Debt	588,059	(400,238)	(157,569)	-	30,252	788,938	(758,685)	(796,923)	*	*
47-Maint	395,531	-	-	(315,980)	79,552	140,711	(61,160)	(64,242)	484	132.73
49-Maint	222,032	-	-	(180,532)	41,500	144,185	(102,685)	(107,860)	*	*
51-Maint	168,361	-	-	(183,461)	(15,100)	26,999	(42,099)	(44,221)	*	*
53-Maint	324,060	-	-	(299,060)	25,000	102,866	(77,866)	(81,790)	*	*
53-Debt	4,484,647	(3,335,184)	(1,087,048)	-	62,414	3,351,569	(3,289,154)	(3,454,927)	*	*
Totals	37,734,427	(7,630,353)	(3,009,160)	(21,276,109)	5,818,805	46,895,377	(41,076,572)	(43,146,831)		

* 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)	$ 10,025.68	$ 1,133.82
	Cmty Only - Bio A (per acre)	$ 9,671.70	$ 892.90
	Cmty Only - Bio B (per acre)	$ 12,305.15	$ 1,136.02
	Cmty Only - Com/Rtl (per acre)	$ 10,220.12	$ 943.53
	Cmty Only - Hotel (per acre)	$ 35,973.06	$ 3,321.07
	Cmty Only - Office (per acre)	$ 14,227.42	$ 1,313.49
	Cmty Only - Utility (per acre)	$ 3,296.04	$ 304.29
	Par C -SF – Res (per acre)	$ 8,471.91	$ 782.13
	Par C -SF – Res (per lot)	$ 1,065.07	$ 98.33
	Par C -TH – Res (per acre)	$ 16,930.71	$ 1,563.06
	Par C -TH – Res (per unit)	$ 334.41	$ 30.87
	Par D -SF – Res (per acre)	$ 8,471.91	$ 782.13
	Par D -SF – Res (per lot)	$ 968.81	$ 89.44
	Par E -SF – Res (per acre)	$ 8,471.91	$ 782.13
	Par E -SF – Res (per lot)	$ 967.98	$ 89.37
	Par F -TH – Res (per acre)	$ 16,930.71	$ 1,563.06
	Par F -TH – Res (per unit)	$ 610.27	$ 61.83
	Par G -SF – Res (per acre)	$ 8,471.91	$ 782.13
	Par G -SF – Res (per lot)	$ 1,101.03	$ 101.65
	Undifferentiated Blended Rate	$ 18,216.28	$ 1,681.68
03A	APTS & COMMERCIAL	$ 3,499.25	$ 2,745.95
	PAR A	$ 495.33	$ 388.69
	PAR B	$ 468.80	$ 367.88
	PAR C	$ 445.69	$ 349.75
	PAR D, PLAT 1	$ 498.62	$ 391.28
	PAR D, PLAT 2	$ 446.57	$ 350.43
	PAR E	$ 483.53	$ 379.44
	PAR F	$ 177.91	$ 139.61
	PAR G	$ 536.04	$ 420.64
	PAR H	$ 557.63	$ 437.59
	PAR J	$ 314.68	$ 246.93
05A	Business Park Vista Center		$ 496.71
	Emerald Dunes Condos		$ 211.91
	GOLF COURSE		$ 552.93
	INDUSTRIAL		$ 3,555.42
	Links at Emerald Dunes		$ 288.28
	Ventura Greens at Emerald Dunes		$ 507.92
	Villas at Emerald Dunes		$ 251.20
	Vista Center Condos		$ 1,185.14
05B	COMMERCIAL	$ 2,372.17	$ 1,190.99
	CONDO	$ 92.25	$ 46.32
	RESIDENTIAL	$ 326.23	$ 163.79
05D	COMMERCIAL/AC		$ 148.42
	PARCELS		$ 1,350.27
	RESIDENTIAL		$ 222.80
	San Michele condo		$ 10.39
09A	COMMERCIAL/AC	$ 4,993.15	$ 2,383.76
	GOLF COURSE/AC	$ 619.32	$ 295.67
	RESIDENTIAL/AC	$ 1,752.83	$ 836.81

UNIT	DESCRIPTION	Debt	Maint
09B	COMMERCIAL/AC	$ 2,714.26	$ 2,673.95
	GOLF COURSE/AC	$ 123.79	$ 121.95
	RESIDENTIAL/AC	$ 683.67	$ 673.52
14	A		$ 954.83
	B		$ 528.62
	C		$ 954.83
18	APARTMENTS		$ 3,773.95
	COMMERCIAL		$ 8,454.94
	ERU		$ 987.62
	GC		$ 909.01
	PSO		$ 2,490.32
19	2701 PGA Blvd Condominium		$ 606.50
	All except condos		$ 1,819.50
	Harbour Oaks		$ 223.12
	Landmark at the Gardens Condos		$ 54.80
	San Matera Condos		$ 107.66
19A	2701 PGA Blvd Condominium		$ 60.19
	52434205250010000		$ 637.81
	52434205260270051		$ 219.54
	52434205260270052		$ 119.25
	52434205260270062		$ 167.74
	52434205260270063		$ 328.25
	52434205260270064		$ 347.07
	52434205260270065		$ 134.02
	52434205260270067		$ 120.08
	52434205260270068		$ 119.43
	52434205260270069		$ 128.27
	52434205270270041		$ 303.36
	52434205270270042		$ 256.97
	52434206000001100		$ 676.79
	52434206000003040		$ 571.02
	52434206030010000		$ 382.80
	52434206030030000		$ 386.84
	52434206050000000		$ 3,592.22
	52434206060000000		$ 957.66
	52434206070010010		$ 208.71
	52434206070010020		$ 134.64
	52434206070020000		$ 360.99
	52434206080010000		$ 206.22
	52434206120010020		$ 1,605.86
	52434206120020000		$ 1,442.10
	52434206120030000		$ 179.47
	52434206140010000		$ -
	52434206140020000		$ 514.04
	52434206210000010		$ 36.88
	52434206210000020		$ 638.19
	52434206280010000		$ 891.99

UNIT	DESCRIPTION	Debt	Maint
19A	*Continuation from previous column:*		
	Harbour Oaks		$ 13.87
	Landmark at the Gardens Condos		$ 5.05
	San Matera Condos - 1081 sq ft		$ 11.67
	San Matera Condos - 1203 sq ft		$ 12.99
	San Matera Condos - 1288-1331 sq ft		$ 14.20
	San Matera Condos - 1370 sq ft		$ 14.79
	San Matera Condos - 1718-1730 sq ft		$ 18.57
	San Matera Condos - 1818-1832 sq ft		$ 19.70
	San Matera Condos - 710 sq ft		$ 7.66
	San Matera Condos - 783-816 sq ft		$ 8.74
	San Matera Condos - 896 sq ft		$ 9.67
	San Matera Condos - 999-1016 sq ft		$ 10.90
20	A		$ 561.67
	B		$ 421.26
	C		$ 280.84
	D		$ 140.42
27B	COMMERCIAL	$ 1,219.31	$ 1,418.34
	Condo units	$ 315.33	$ 316.56
	Single Family - 40 ft lots	$ 534.09	$ 401.14
	Single Family - 50 ft lots	$ 667.61	$ 501.42
	Single Family - Preserve lots	$ 801.16	$ 601.73
	Townhomes	$ 341.37	$ 256.39
31	COMMERCIAL		$ 4,778.66
	ERU		$ 697.41
	GC		$ 456.49
34	Condo owners		$ 1,192.11
	Homeowners		$ 2,642.54
43	COMMERCIAL	$ 4,751.67	$ 6,146.69
	CONDO	$ 345.83	$ 335.08
	GOLF/PRIVATE	$ 1,019.72	$ 988.00
	MULTI FAM	$ 1,625.19	$ 3,940.60
	SINGLE FAM	$ 2,690.48	$ 2,541.80
	SINGLE FAM OTHER	$ 2,019.44	$ 1,956.64
44	GOLF COURSE - per acre	$ 1,419.28	$ 385.77
	RES COTTAGES - per acre	$ 1,874.30	$ 509.45
	SINGLE FAM RES	$ 6,149.84	$ 1,671.58
46	Multi Family Pods F - condos	$ 1,073.94	$ 67.07
	Single Family Lots	$ 1,093.91	$ 68.32
	Sonoma Isles (fka Lakewood)	$ 650.73	$ 19.89
49	Parcels East of Congress		$ 2,634.98
	Parcels West of Congress		$ 488.67
51	MULTI FAM		$ 391.56
	SINGLE FAM		$ 655.00
53	Lots - Townhome res	$ 1,069.70	$ 1,069.70
	Lots -SF res - traditional	$ 1,520.25	$ 1,520.25
	Lots -SF res - ZLL	$ 1,427.62	$ 1,427.62