

# Chief Financial Officer Update

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# Ad Valorem vs Non-Ad Valorem Taxes

- Ad Valorem Taxes
  - Based on the value of property
  - The higher the value, the higher the tax
- Non-Ad Valorem Taxes
  - Based on a flat fee or unit, NOT property value
  - Same charge regardless of how expensive your property is
  - Often used for specific services or local Assessments
- The District assesses Non-Ad Valorem taxes
- The District does not receive gas taxes to help fund road improvements
- The District is not aware of any alternative funding (i.e., grants) for road improvements

# Non-Ad Valorem Tax Example

DISTRICT NAME	TAXABLE VALUE	MILLAGE	TAX
* FIRE/RESCUE	\$146,030	3.4581	\$504.99
* LIBRARY OPERATING	\$146,030	.5491	\$80.19
CHILDREN'S SERVICES COUNCIL	\$146,030	.4908	\$71.67
COUNTY DEBT	\$146,030	.0330	\$4.82
COUNTY OPERATING	\$146,030	4.5000	\$657.14
EVERGLADES CONSTRUCTION	\$146,030	.0327	\$4.78
FL INLAND NAVIGATION DISTRICT	\$146,030	.0270	\$3.94
HEALTH CARE DISTRICT	\$146,030	.6561	\$95.81
JUPITER INLET DISTRICT	\$146,030	.0722	\$10.54
PBC SCHOOL DISTRICT BY LOCAL BOARD	\$171,752	3.2480	\$557.85
PBC SCHOOL DISTRICT BY STATE LAW	\$171,752	3.0730	\$527.79
SO. FLA. WATER MGMT. BASIN	\$146,030	.1026	\$14.98
SO. FLA. WATER MGMT. DIST.	\$146,030	.0948	\$13.84

Total 2025 Certified Ad Valorem Taxes: \$2,548.34

## NON AD VALOREM ASSESSMENTS

DISTRICT NAME	TAX
SOLID WASTE AUTHORITY OF PBC	\$504.00
SOUTH INDIAN RIVER WCD UNIT 2	\$511.00

Total 2025 Certified Non Ad Valorem Assements: \$1,015.00

## TOTAL TAXES

Total 2025 Certified Taxes: \$3,563.34

# Non-Ad Valorem Tax Example (2)

DISTRICT NAME	TAXABLE VALUE	MILLAGE	TAX
<a href="#">* FIRE/RESCUE</a>	\$169,673	3.4581	\$586.75
<a href="#">* LIBRARY OPERATING</a>	\$169,673	.5491	\$93.17
<a href="#">CHILDREN'S SERVICES COUNCIL</a>	\$169,673	.4908	\$83.28
<a href="#">COUNTY DEBT</a>	\$169,673	.0330	\$5.60
<a href="#">COUNTY OPERATING</a>	\$169,673	4.5000	\$763.53
<a href="#">EVERGLADES CONSTRUCTION</a>	\$169,673	.0327	\$5.55
<a href="#">FL INLAND NAVIGATION DISTRICT</a>	\$169,673	.0270	\$4.58
<a href="#">HEALTH CARE DISTRICT</a>	\$169,673	.6561	\$111.32
<a href="#">JUPITER INLET DISTRICT</a>	\$169,673	.0722	\$12.25
<a href="#">PBC SCHOOL DISTRICT BY LOCAL BOARD</a>	\$195,395	3.2480	\$634.64
<a href="#">PBC SCHOOL DISTRICT BY STATE LAW</a>	\$195,395	3.0730	\$600.45
<a href="#">SO. FLA. WATER MGMT. BASIN</a>	\$169,673	.1026	\$17.41
<a href="#">SO. FLA. WATER MGMT. DIST.</a>	\$169,673	.0948	\$16.09

Total 2025 Certified Ad Valorem Taxes: \$2,934.62

## NON AD VALOREM ASSESSMENTS

DISTRICT NAME	TAX
<a href="#">SOLID WASTE AUTHORITY OF PBC</a>	\$504.00
<a href="#">SOUTH INDIAN RIVER WCD UNIT 2</a>	\$511.05

Total 2025 Certified Non Ad Valorem Assements: \$1,015.05

## TOTAL TAXES

Total 2025 Certified Taxes: \$3,949.67

# District Assessment Types

- Water Control Assessment – per acre
- Road Maintenance Assessment – per parcel
- Park Maintenance – per parcel (Palm Beach Country Estates Park)
- Debt Service
  - Road Plan of Improvement – per benefited parcel
  - Water Control Plan of Improvement – per acre
- Equipment Replacement – per parcel

# Unpaved Roads vs. Paved Roads Analysis

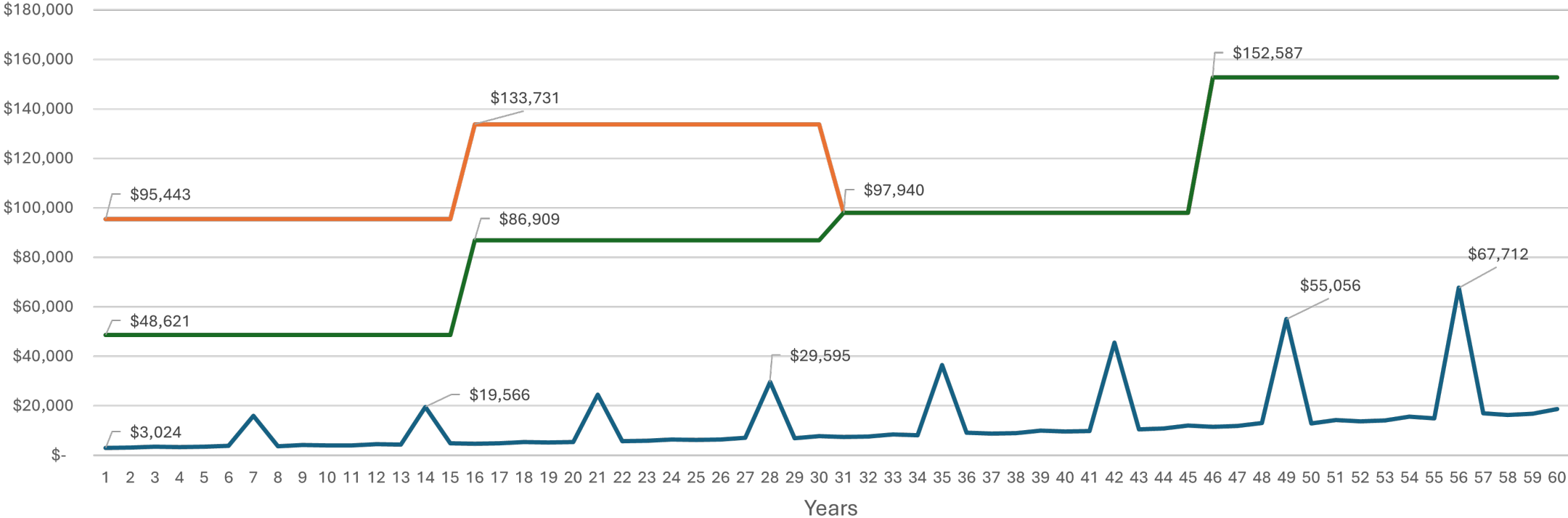
- Unpaved Road Cost Assumptions:
  - Operator Labor Costs – Includes the wages and benefits of the two grader operators (3% inflation per year)
  - Equipment Replacement Costs – Assumed replacing each grader every 7 years
    - Assumed that each grader costs \$500,000 with a salvage value of \$40,000. (3% inflation per year)
  - Equipment Fuel and R&M Costs (3% inflation per year)
    - Grader uses 25 gallons of fuel per day at \$3.00 per gallon
    - Grader blades are changed quarterly each year at \$1,000 per blade
    - Grader tires are changed every 3 years with a cost of \$1,700 per tire
  - Road Materials
    - Used Fiscal Year 24-25 road materials expenses and a 3% inflation rate per year

# Unpaved Roads vs. Paved Roads Analysis (2)

- Paved Road Cost Assumptions:
  - 92 unpaved miles District-wide (Palm Beach Country Estates – 29 miles, Jupiter Farms – 63 miles)
  - Road resurfacing every 15 years (3% inflation increase per year)
  - Annual Interest Rate – 5%
  - Bonds Maturity – 30 years
  - AECOM estimated initial paving cost per mile of \$1,475,000 (Design and Pave)
  - Wynn & Sons Quote initial paving cost per mile of \$751,410 (Pave only including base)
  - Wynn & Sons Quote resurfacing cost per mile of \$379,800 (Pave only excluding base)

# Unpaved Roads vs. Paved Roads Analysis (3)

Per Mile Estimated Road Costs



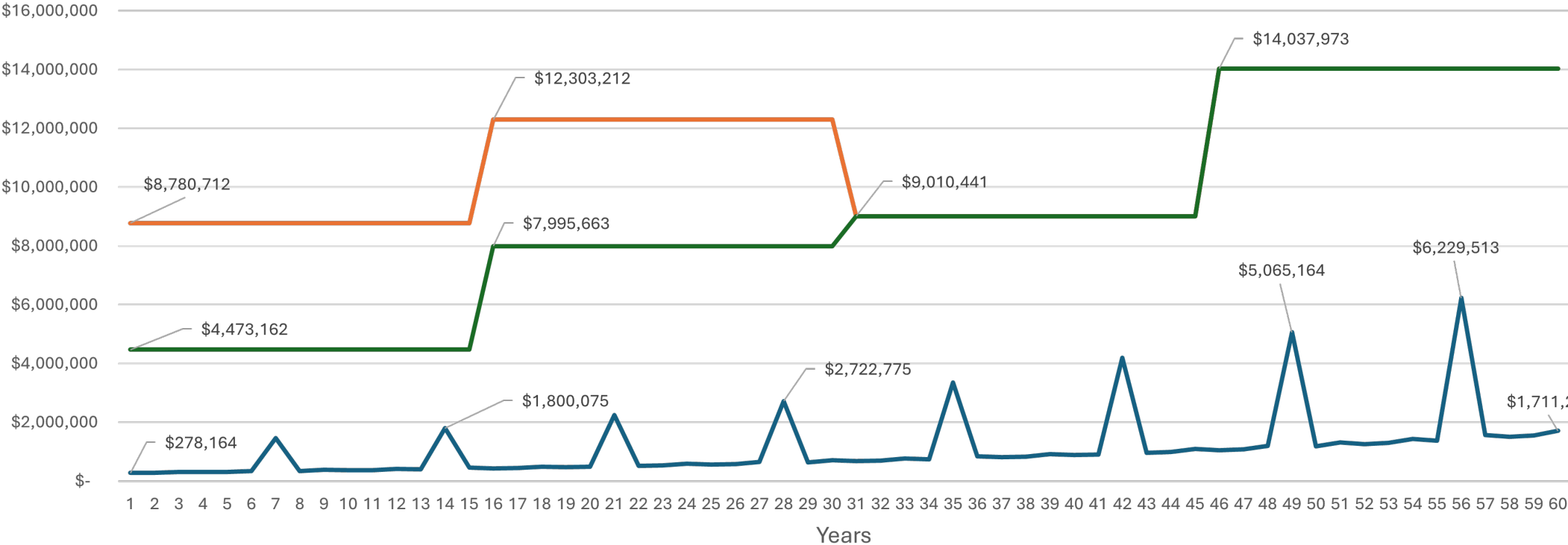
— Unpaved Costs    
 — Paved Costs - AECOM; Wynn & Sons Resurface    
 — Paved Costs - Wynn & Sons

# Unpaved Roads vs. Paved Roads Analysis (4)

Initial Paving			Resurface #1 (15 years)			Resurface #2 (30 years)			Resurface #3 (45 years)		
	AECOM	Wynn & Sons		AECOM	Wynn & Sons		AECOM	Wynn & Sons		AECOM	Wynn & Sons
Cost per Mile	95,443.00	48,621.00	Cost per Mile	133,731.00	86,909.00	Cost per Mile	97,940.00	97,940.00	Cost per Mile	152,587.00	152,587.00
Average # of PCNs per Mile	48	48	Average # of PCNs per Mile	48	48	Average # of PCNs per Mile	48	48	Average # of PCNs per Mile	48	48
<b>Cost per PCN</b>	<b>1,988.40</b>	<b>1,012.94</b>	<b>Cost per PCN</b>	<b>2,786.06</b>	<b>1,810.60</b>	<b>Cost per PCN</b>	<b>2,040.42</b>	<b>2,040.42</b>	<b>Cost per PCN</b>	<b>3,178.90</b>	<b>3,178.90</b>

# Unpaved Roads vs. Paved Roads Analysis (5)

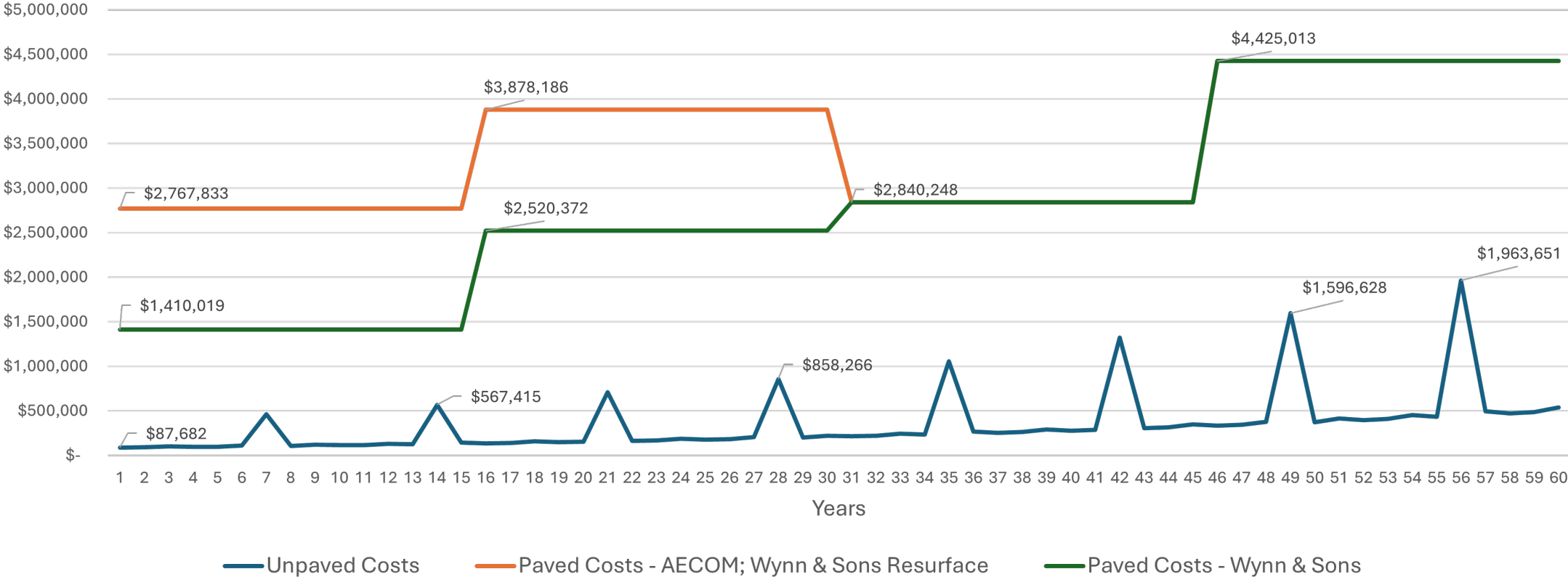
Total District Estimated Road Costs (92 Miles)



— Unpaved Costs    
 — Paved Costs - AECOM; Wynn & Sons Resurface    
 — Paved Costs - Wynn & Sons

# Unpaved Roads vs. Paved Roads Analysis (6)

Palm Beach Country Estates Estimated Road Costs (29 Miles)



# Unpaved Roads vs. Paved Roads Analysis (7)

Jupiter Farms Estimated Road Costs (63 Miles)

