

South Indian River Water Control District

August 18, 2022

2022-23 Proposed Budget Presentation

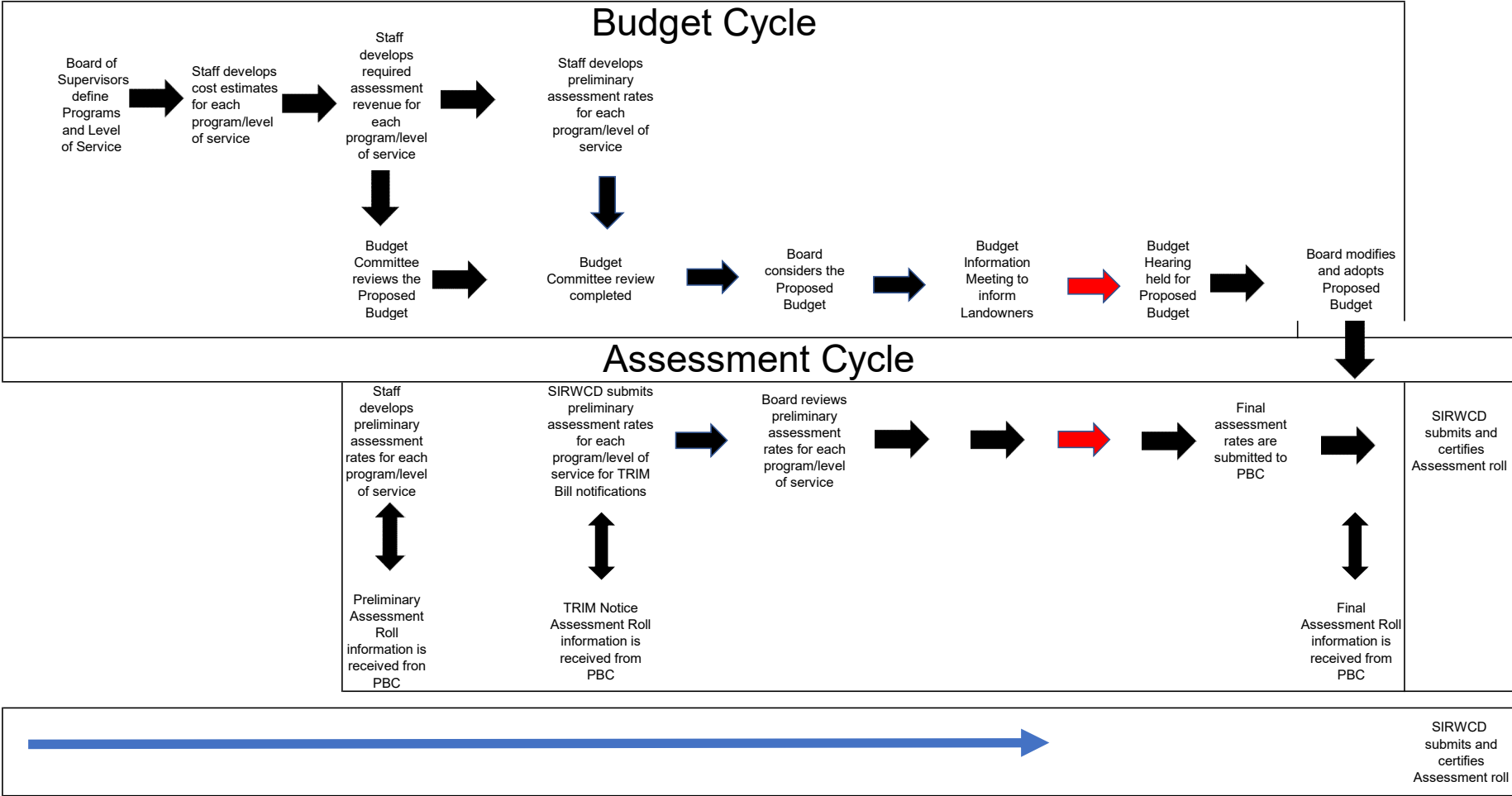


2022-23 Proposed Budget



Presented by
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District Treasurer

South Indian River Water Control District
Budget Process Illustrated



**SOUTH INDIAN RIVER WATER CONTROL DISTRICT
2022/23 PROPOSED BUDGET**

Highlights

Internal Service Funds

Distributable costs increased by \$150,500 (Included in the budgets below)

Jupiter Farms

Water Control Maintenance Assessments increase by \$100,000

Water Control Capital Projects decrease by \$159,500

Section 7 Grant Funding increases by \$4,500 to \$89,500

Telemetry System Replacement-decreased by \$164,000

Jupiter Farms Road Maintenance Assessments Increased by \$145,000

Palm Beach Country Estates

Water Control Maintenance Assessments unchanged.

Water Control Capital Projects remain unchanged

Canal C funding continues - \$42,900

Canal E repayment of advance - \$67,900

Road Maintenance Assessment increased by \$103,000

Water Distribution Bonds Assessment decreased by \$65,000

Egret Landing, Jupiter Commerce Park

Water Control Assessments are unchanged.

Debt Service Funds

Assessments for various Road related debt remain unchanged

**SOUTH INDIAN RIVER WATER CONTROL DISTRICT
2022/23 PROPOSED BUDGET**

SUMMARY OF BUDGETED ASSESSMENTS (excluding Landowner initiated debt)

		2021/2022 Budget	2022/2023 Proposed Budget	NET CHANGE	
				Amount	Per- cent
SIRWCD ONGOING PROGRAMS:					
Community Wide Programs					
Assessments Impacting Jupiter Farms					
West Basin Water Control-Maintenance	Per Acre	\$ 1,535,000	\$ 1,635,000	\$ 100,000	6.1%
Water Control Projects-West Side	Per Acre	249,000	89,500	(159,500)	-178.2%
JF Road Maintenance	Per Parcel	880,000	1,025,000	145,000	14.1%

SOUTH INDIAN RIVER WATER CONTROL DISTRICT 2022/23 PROPOSED BUDGET

SUMMARY OF BUDGETED ASSESSMENTS (excluding Landowner initiated debt)

		2021/2022 Budget	2022/2023 Proposed Budget	NET CHANGE	
				Amount	Per- cent
SIRWCD ONGOING PROGRAMS:					
Community Wide Programs					
Assessments Impacting PBCE					
East Basin-Water Control Maintenance	Per Acre	\$ 461,600	\$ 461,600	\$ -	0.0%
PBCE-Road Maintenance	Per Parcel	167,000	270,000	103,000	38.1%
PBCE Park Maintenance	Per Parcel	22,000	22,000	-	0.0%
Water Control Improvements	Per Acre	110,800	110,800	-	
2015 PBCE Water Distribution System Bonds	Per Parcel	1,038,000	973,000	(65,000)	-6.7%

SOUTH INDIAN RIVER WATER CONTROL DISTRICT 2021/22 PROPOSED BUDGET

SUMMARY OF BUDGETED ASSESSMENTS (excluding Landowner initiated debt)

	2021/2022 Budget	2022/2023 Proposed Budget	NET CHANGE		
			Amount	Per- cent	
SIRWCD ONGOING PROGRAMS:					
Community Wide Programs					
Assessments Impacting Egret Landing					
East Basin-Water Control Maintenance	Per Acre	\$ 46,100	\$ 46,100	\$ -	0.0%
Assessments Impacting Jupiter Commerce Park					
East Basin-Water Control Maintenance	Per Acre	32,300	32,300	-	0.0%
TOTAL ALL SIRWCD ONGOING PROGRAMS		\$ 4,541,800	\$ 4,665,300		

SOUTH INDIAN RIVER WATER CONTROL DISTRICT 2021/22 PROPOSED BUDGET

SUMMARY OF BUDGETED ASSESSMENTS - Landowner initiated debt

		2020/2021 Budget	2022/2023 Proposed Budget	NET CHANGE	
		2020/2021	2022/2023	Amount	Per- cent
Road Assessment Programs					
2007 Road Improvement Note- Series A	Per Parcel	197,340	197,340	-	0.0%
2007 Road Improvement Note- Series B	Per Parcel	13,570	13,570	-	0.0%
2007 Road Improvement Note- Series C	Per Parcel	19,090	19,090	-	0.0%
2011 16A POI Road Improvement Note	Per Parcel	35,000	35,000	-	0.0%
2011 16B POI Road Improvement Note	Per Parcel	140,000	140,000	-	0.0%
2013 17TH POI Road Improvements-Series A	Per Parcel	12,640	12,640	-	0.0%
2013 17TH POI Road Improvements-Series B	Per Parcel	66,360	66,360	-	0.0%
2016 18TH POI Road Improvements	Per Parcel	188,000	188,000	-	0.0%
2018 19th POI Debt Assessments	Per Parcel(1)	141,500	141,500	-	0.0%
Voluntary Assessment Programs		-	-	-	
2009 Hookup Financing Note-3/4" Meter	Per Parcel	195,700	195,700	-	0.0%
2009 Hookup Financing Note-1" Meter	Per Parcel	14,300	14,300	-	0.0%
TOTAL LANDOWNER INITIATED PROGRAMS		1,023,500	1,023,500	-	0.0%
TOTAL ALL SIRWCD ONGOING PROGRAMS		5,565,300	5,688,800	123,500	2.2%
TOJ Hookup Financing ⁽²⁾		89,200	88,810		
TOTAL ALL PROGRAMS		5,654,500	5,777,610		

⁽¹⁾ ERU Parcels

SOUTH INDIAN RIVER WATER CONTROL DISTRICT 2022/23 PROPOSED BUDGET

SUMMARY OF REQUIRED ASSESSMENTS RATES (excluding Landowner initiated debt)

Assessment Unit	Assessment Base	Assessment Type	CURRENT BUDGET	PROPOSED RATE	AMOUNT INCREASE (DECREASE)	RATE % INCREASE (DECREASE)
<u>Jupiter Farms</u>						
Water Control - West	8,756	Acres	\$ 176	\$ 187	\$ 11	6%
Capital Projects Water Control - West	8,756	Acres	29	11	(18)	-62%
Road Maintenance -JF	4,214	Parcels	209	244	35	17%

SOUTH INDIAN RIVER WATER CONTROL DISTRICT 2022/23 PROPOSED BUDGET

SUMMARY OF REQUIRED ASSESSMENTS RATES (excluding Landowner initiated debt)

Assessment Unit	Assessment Base	Assessment Type	CURRENT BUDGET	PROPOSED RATE	AMOUNT INCREASE (DECREASE)	RATE % INCREASE (DECREASE)
<u>PBCE</u>						
Water Control - East	1,977	Acres	\$ 240	\$ 240	\$ -	0%
Capital Project - PBCE Canal Improvements	1,977	Acres	57	57	-	0%
Road Maintenance - PBCE	1,378	Parcels	122	196	74	61%
Park Maintenance - PBCE	1,546	Parcels	15	15	-	0%
2015 PBCE Water Distribution System Bond	1,541	Parcels	674	632	(42)	-6%
<u>Egret Landing</u>						
Water Control - East	154	Acres	240	240	-	0%
<u>Jupiter Commerce Park</u>						
Water Control - East	108	Acres	240	240	-	0%
⁽¹⁾ ERU Acres						

South Indian River Water Control District Impact of Fiscal 2022-23 Proposed Assessments

From	To	Number of Parcels	Average Change in Assessment	Percent of Total	Acres in class	Average Acreage in Class
<-2.50%	>=-5.00%	920	(20.69)	12.4%	2,061	2.24
<0.00%	>=-2.5%	88	(32.13)	1.2%	575	6.53
0.00%	0.00%	790	-	10.6%	435	0.55
>0.00%	<=2.5%	1,559	24.47	21.0%	2,744	1.76
>2.5%	<=5.00%	1,434	28.06	19.3%	1,952	1.36
>5.00%	<=10.00%	2,637	26.43	35.5%	3,230	1.22
>10.00%		7	62.14	0.1%	8	1.14
Total		7,435	-	100.0%	11,005	1.48

Take-aways

24.2% of all parcels in **SIRWCD** will have lower or no change in assessments

The average assessment increase in **PBCE** for all parcels is \$25.

The average assessment increase in **PBCE** for those parcels with an increase is \$33 and will affect 1378 (89%) parcels

The average assessment increase in **JF** for all parcels is \$17.

The average assessment increase on **JF** for those parcels with an increase is \$24 and will affect 5131 (84%) parcels

Seven parcels will have an increase greater than 10%, 5 are in **PBCE** and 2 are in **JF**

South Indian River Water Control District

Comparison by Parcel Size 2022-23 Proposed Budget to 2021-22 Adopted Budget

Location **All Parcels**

Parcel Size (Acres)	Nbr of Parcels	Percent of Parcels to Total	Total Acres	Percent of Acres to Total	Average Size of parcels	Average Change in Assessments
.01 to 0.50	775	1.5%	165	1%	0.21	0
.51 to 1.25	4455	47.7%	5,244	48%	1.18	22
1.26 to 2.50	1793	29.4%	3,234	29%	1.80	20
2.51 to 5.00	251	8.3%	918	8%	3.66	1
5.01 to 10.00	122	7.5%	820	7%	6.73	(33)
10.01 to 20.00	35	4.2%	460	4%	13.14	(72)
Over 20.00	4	1.5%	164	1%	40.91	(286)
Total all parcels	7,435	100.0%	11,005	100%	1.48	\$ 17

Take-aways

The impact of lower Water Control assessments results in assessment decreases for larger parcels. There are 161 parcels, mostly in JF, that are in this group.

South Indian River Water Control District

Comparison by Size of Parcel 2022-23 Proposed Budget to 2021-22 Adopted Budget

Location **PBCE**

Parcel Size (Acres)	Nbr of Parcels	Percent of Parcels to Total	Total Acres	Percent of Acres to Total	Average Size of parcels	Average Change in Assessments
.01 to 0.50						\$ -
.51 to 1.25	1021	59.6%	1,179	60%	1.15	24
1.26 to 2.50	518	39.0%	771	39%	1.49	27
2.51 to 5.00	6	0.9%	17	1%	2.88	32
5.01 to 10.00	1	0.5%	10	1%	10.05	32
10.01 to 20.00						
Over 20.00						
Total all parcels	1,546	100.0%	1,977	100%	1.28	\$ 25

South Indian River Water Control District

Comparison by Size of Parcel 2022-23 Proposed Budget to 2021-22 Adopted Budget

Location **Jupiter Farms**

Parcel Size (Acres)	Nbr of Parcels	Percent of Parcels to Total	Total Acres	Percent of Acres to Total	Average Size of parcels	Average Change in Assessments
.01 to 0.50	112	0.1%	13	0%	0.11	1
.51 to 1.25	3362	45.7%	3,998	46%	1.19	22
1.26 to 2.50	1257	27.7%	2,430	28%	1.93	18
2.51 to 5.00	241	10.1%	888	10%	3.68	0
5.01 to 10.00	121	9.3%	815	9%	6.73	(34)
10.01 to 20.00	34	5.1%	450	5%	13.23	(75)
Over 20.00	4	1.9%	164	2%	40.91	(286)
Total all parcels	5,131	100.0%	8,756	100%	1.71	\$ 17

South Indian River Water Control District

Comparison by Size of Parcel 2022-23 Proposed Budget to 2021-22 Adopted Budget

Location **Egret Landing & JPC**

Parcel Size (Acres)	Nbr of Parcels	Percent of Parcels to Total	Total Acres	Percent of Acres to Total	Average Size of parcels	Average change in Maint Assessment
.01 to 0.50	663	55.9%	152	56%	0.23	-
.51 to 1.25	72	25.0%	68	25%	0.95	-
1.26 to 2.50	18	12.0%	33	12%	1.81	-
2.51 to 5.00	4	5.0%	14	5%	3.40	-
5.01 to 10.00	1	2.0%	6	2%	5.54	-
10.01 to 20.00						
Over 20.00						
Total all parcels	758	100.0%	272	100%	0.36	\$ -