

Tax Reform

This year House Bill 1B (HB 1B) was introduced into the legislature, mandating millage rollback. Wellington was identified as being required to adopt a millage equal to the 2006 rollback less 9%, representing a cut of almost .4 mills or nearly \$3 million in property taxes. A newly developed strategic planning process allowed the Village to match reduced resources with services required by residents. Initial actions in response to the proposed tax reforms began with evaluating current staffing and capital expenditures in the Village. Soft freezes were immediately instituted in both areas effective in fiscal year 2006/2007. However, in upcoming budget years, the Village has several obstacles still to overcome, including:

Super Exemption to Voters - Florida voters may still be required to decide whether to pass SJR 4B, a proposed Constitutional Amendment that would give homeowners the option of keeping their existing Save Our Homes cap or transition to a new "supersized" homestead exemption up to \$195,000. The adoption of this proposed amendment as it is presently written could further reduce Wellington revenues by between \$400,000 and \$1.5 million, depending on the "just value" determination for 2007.

End of Growth & Uncertainty of Tax Base - Years of considerable population and economic growth experienced by the Village over the past 10 years is now behind us. As we face changes in the economy, declining home values and population shifts, we need to properly position the Village for the future.

Deferrals of Replacements and Projects – Due to both timing and budgetary constraints, the Village has made decisions to defer the acquisition and construction of some assets and projects from one year to another. While postponing these costs reduce immediate funding requirements, deferment increases future costs at replacement or new construction. Additionally, as current assets age and require replacement due to deterioration or safety issues, there exists the risk of concentration of projects requiring cash outflows, within a short period of time.

Debt Service Millage – Funding sources for capital projects and debt repayment linked to growth, such as impact fees, have been decreasing annually as we approach build-out. The Village will have to consider alternative funding mechanisms or rely upon increases in future millage rates.

Future Projects and Borrowings – The Village CIP includes various projects which will require funding decisions in the future. Over the next five years, funding capital projects will require an additional \$14.7 million, or 2.06 mills. Notwithstanding this backdrop of uncertainty, the budget proposal is fiscally sound due to decisions made by Council, management and staff over the past budget cycle. We are certain that the new strategic plan, revised budget and capital improvement processes will ensure that the Village is well prepared to plan for the future.

Community Facts

Village Demographics

✓ Estimated non-seasonal population	58,179
✓ Median age	37
✓ Registered voters	31,174
✓ Square miles of land	53.465
✓ Number of Water Accounts	19,695
✓ Number of Sewer Accounts	17,892
✓ Police protection	
♦ Sworn officers	56
♦ Civilian employees	46
✓ Fire-Rescue protection	
♦ Fire stations	4

Village Maintained Facilities

✓ Acres of recreational park land	562
✓ Number of parks	26
✓ Miles of paved roads	174.15
✓ Miles of unpaved roads	36.5
✓ Miles of sidewalks	348.3
✓ Miles of canals	96
✓ Acres of lakes	250
✓ Number of streetlights	2,187

Village Council



Left to Right:

Dr. Carmine A. Priore, Councilman
Laurie S. Cohen, Councilwoman
Thomas M. Wenham, Mayor
Lizbeth Benacquisto, Councilwoman
Robert S. Margolis, Vice Mayor

Village Manager
Charles H. Lynn, AICP

Village of Wellington



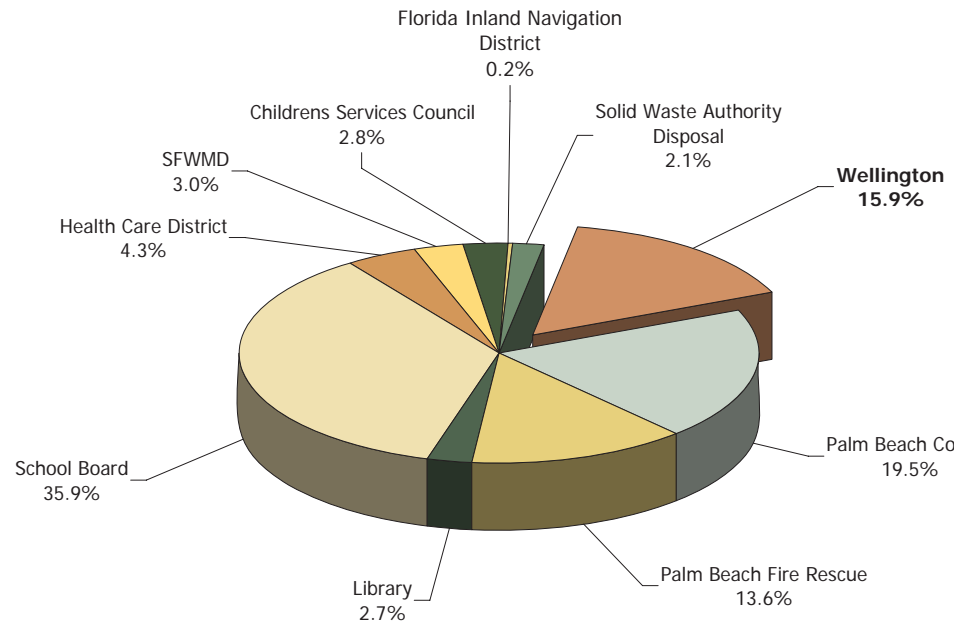
Message About Your Taxes

For more information please contact:

**Village of Wellington
Administration
14000 Greenbriar Boulevard,
Wellington, FL 33414**

**561-791-4000 or visit our website
at www.ci.wellington.fl.us**

Components of Tax Bill



As shown, numerous other agencies levy ad valorem taxes and special assessments on your property

- Palm Beach County - provides county services for Palm Beach County, including fire protection
- Library, Library Debt - provides for operating costs and debt service for the county library system
- Children's Services Council - enhancing the lives of children and their families
- Florida Inland Navigational District (FIND) - management and maintenance of the Atlantic Intracoastal Waterway
- Health Care District - provides health care for low-income residents
- School Board - provides education for K-12 children in Palm Beach County
- SFWMD(South Florida Water Management District) - manages and protects water resources of the region
- Solid Waste Authority Disposal - levied by the SWA for disposal of collected refuse

Ad Valorem Taxes

	Adopted		Prior Year		Tax Change
	Millage	Tax Bill at \$300,000 Value	2006/2007 Millage	Tax Bill at \$300,000 Value	
Village of Wellington	2.3400	\$702.00	2.7000	\$810.00	(\$108.00)
Palm Beach County	3.7811	1,134.33	4.2800	1,284.00	(149.67)
Palm Beach Fire Rescue	2.7794	833.82	2.9800	894.00	(60.18)
Library	0.4970	149.10	0.5650	169.50	(20.40)
Palm Beach County Debt	0.2002	60.06	0.1975	59.25	0.81
Library Debt	0.0471	14.13	0.0339	10.17	3.96
School Board	7.3560	2,206.80	7.8720	2,361.60	(154.80)
Health Care District	0.8900	267.00	0.9700	291.00	(24.00)
SFWMD	0.6240	187.20	0.6241	187.23	(0.03)
Childrens Services Council	0.5823	174.69	0.6199	185.97	(11.28)
Florida Inland Navigation District	0.0345	10.35	0.0385	11.55	(1.20)
Total	19.1316	\$5,739.48	20.8809	\$6,264.27	(\$524.79)

Non Ad Valorem Taxes

Solid Waste Authority Disposal	\$126.00	\$122.00	4.00
Wellington Solid Waste Collection	129.00	125.00	4.00
Acme Improvement District⁽¹⁾	146.00	120.00	26.00
Total Tax Bill	\$401.00	\$367.00	\$34.00
	\$6,140.48	\$6,631.27	(\$490.79)

⁽¹⁾ Properties east of 441 are not assessed by ACME

*Sample Tax Bill above based on a taxable value of \$300,000 (the average Wellington home value of approximately \$325,000 less \$25,000 Homestead Exemption)

These tax rates are the proposed rates which may be changed prior to final budget adoption on September 25, 2007

Ongoing Maintenance Programs

- Beautiful Wellington Walls, Fencing & Hedging Projects
- Pedestrian Paths/Roadway Overlays/Shellrock Programs
- Neighborhood Parks Program
- Equestrian Master Plan
- Canal Re-dredging/Bank Stabilization
- Culvert Replacements
- Turn Lanes/Intersection Improvements
- Annual Parks Maintenance
- Road Roundabouts
- Perimeter Paths and Landscaping
- Traffic Signal Replacement
- BMP Program

Your Tax Dollars at Work!



2008
Flying Cow Road Paving
Lake Shore Erosion
State Road 7 Retention Area

Planning for Your Future Needs!

