



**Community  
Development District**

**January 5, 2023**

**Workshop Meeting  
Agenda**

District: **GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Thursday, January 5, 2023  
Time: 9:00 AM  
Location: Grand Haven Room, at the Grand Haven Village Center, located at 2001 Waterside Parkway, Palm Coast, Florida 32137  
Website: <https://www.grandhavencdd.org/>

Ways to Follow Meeting:

Zoom:

<https://vestapropertyservices.zoom.us/j/7055714830?pwd=dUFTN091cjVHZzluYUN0bEwUUYYdz09>

Phone (Listen Only): +1 (929) 205-6099

Meeting ID: 7055714830#

### *Agenda*

**I. Call to Order/ Roll Call**

**II. Pledge of Allegiance**

**III. Discussion Items**

- A. Property Owner Survey Discussion and Consensus (Whiteboard Presentation and Discussion by Each Supervisor)—  
Approximately 1.5 hours dedicated to this issue
- B. Communications Needs and Consensus: Follow Up from 1/20/2022 Meeting & 9/2/2022 and 10/6/2022 Workshops—  
Approximately 1 hour dedicated to this issue
  - 1. Recap of Last Discussion (Minutes of 10/6/2022 Workshop—  
lines 76-97) [Exhibit 1](#)
  - 2. Exhibits from 10/6/2022 Workshop Agenda Package [Exhibit 2](#)
  - 3. Website Update (Supervisor Flanagan) [Exhibit 3](#)
- C. FY 2024 Budget Drafts—Approximately 1 hour dedicated to this issue
  - 1. General Fund (O&M) FY 2016-FY 2021 Actual Revenues and Expenditures [Exhibit 4](#)
  - 2. General Fund (O&M) FY 2022 Adopted Budget/FY 2022 Actual Revenues and Expenditure/FY 2022 Variance/FY 2023 Adopted Budget/FY 2023 Approved Increases/FY 2024 Projected Revenues and Expenditures [Exhibit 5](#)
  - 3. General Fund (O&M) FY 2025-FY 2030 Projected Revenues and Expenditures [Exhibit 6](#)
  - 4. General Fund (O&M) FY 2031-FY 2032 Projected Revenues and Expenditures [Exhibit 7](#)
  - 5. General Fund (O&M) FY 2016-FY 2025 Actual & Projected O&M Assessments [Exhibit 8](#)

**III. Discussion Items – continued**

C. FY 2024 Budget Drafts—Approximately 1 hour dedicated to this issue – continued

6. General Fund (O&M) FY 2026-FY 2033 Projected O&M Assessments [Exhibit 9](#)

7. General Fund (O&M) and Special Reserve Fund (SRF) FY 2016-FY 2026 Actual and Projected Combined Assessments [Exhibit 10](#)

8. General Fund (O&M) and Special Reserve Fund (SRF) FY 2027-FY 2033 Projected Combined Assessments [Exhibit 11](#)

9. 1 page recap prepared by Chair Foley [Exhibit 12](#)

**IV. Next Meeting Quorum Check: January 19<sup>th</sup>, 9:00 AM**

John Polizzi	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Dr. Merrill Stass-Isern	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Kevin Foley	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Michael Flanagan	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Chip Howden	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO

**V. Action Items Review**

**VI. Adjournment**

# EXHIBIT 1

44 coding for disaster cleanup. Additional suggestions were made by the Board for more synergy in  
45 preparations and mass communication with peer organizations such as the master association, as  
46 well as the coordination of a formalized post-mortem review with staff for items that could be  
47 improved or more organized. A request was made for the Operations Manager to provide insight  
48 on what could be done prior to storms to reduce efforts that staff needed to undertake for their list  
49 of preparations.

50 C. Exhibit 1: Update on Resident Survey – Supervisor Polizzi

51 Mr. Polizzi provided an update on the survey. He stated that there 510 paper surveys were sent in,  
52 and 272 online surveys were completed, for a total of 782 surveys. He noted that 370 surveys were  
53 sent through the office and mentioned that 1,069 comments had been submitted. He stated that  
54 online responders to the survey reported satisfaction with the current amenities and indicated that  
55 a number of the comments received were pertaining to access to the community. He noted that 90%  
56 of the online survey responders felt the Board needed to improve on communication and that 85%  
57 of the online survey responders approved of the CDD’s landscaping.

58 Discussion ensued regarding what data would be most valuable, breaking out data based on each  
59 resident’s age and duration living in Grand Haven, eliminating some demographic questions which  
60 may be unnecessary, and whether to have Snap Survey input the comments that were received. In  
61 response to a Supervisor question, Mr. Polizzi explained the format of the data to be received,  
62 comparing it to an Excel database.

63 *(The Board recessed the meeting at 11:10 a.m., and reconvened the meeting at 11:21 a.m.)*

64 *(Dr. Merrill left the meeting at 11:21 a.m.)*

65 1. Reporting Needs – *To Be Distributed*

66 The majority of the Board spoke in favor of reports documenting the comments associated  
67 with “Yes” answers broken out from documented comments associated with “No” answers  
68 for the remodel, as well as for security, facilities expansion, and conveyance paths. Mr.  
69 Polizzi noted that Snap Survey could provide chart visualizations of the survey data, as  
70 well as detailed summary reports with comments included, and that he could request a  
71 quote from them in the immediate term. Mr. Polizzi additionally acknowledged that the  
72 overall results could change, noting the percentage of completed surveys received thus far  
73 and the time it took for Snap Survey to enter data into their system from surveys returned  
74 via mail. The Board requested for slices of data to be cut based on responses from the 41-  
75 65 and 66-80 age groups, as well as 1-5 and 6-15 years of residence.

76 D. Communication Needs: Follow-Up from 01-20-22 Regular Board Meeting & 09-02-22 Workshop

77 1. Exhibit 2: Continued Review of Communication Matrix

78 2. Exhibit 3: Continued Review of Prior Board Discussion & Supervisor Comments Sent to  
79 DM

80 3. Exhibit 4: Discussion of Potential Website Additions

81 Mr. McInnes noted that a number of website examples from other CDDs and respective  
82 web host vendors had been provided for the Board’s review. The Board expressed support  
83 for focusing on changes that could be made to the CDD website, and discussion ensued  
84 regarding narrowing down the number of sites to review and pull features from. The Board  
85 discussed whether they could work with Vesta on the website, with comments made asking  
86 whether they could look into potentially lifting from the design of the Grand Haven site  
87 that Vesta had, and merging this design with the CDD website’s contents. Following  
88 further discussion on ownership rights and website functionality needs, the Board agreed

89 to send their suggestions for site additions and features to the District Manager, who would  
90 then work with Supervisor Flanagan to narrow down the number of companies to a  
91 maximum of three for the Board's future consideration. The Board agreed to have the  
92 involvement of the CDD's current web host vendor, Campus Suite, as part of future website  
93 discussions.

94 Following discussion, Mr. Howden noted that Dr. Merrill had been particularly concerned  
95 about the communication needs, and suggested that other aspects of communications issues  
96 could be discussed at a later point when the whole Board could be present to participate.  
97 The Board proceeded with the next Order of Business.

98 **FOURTH ORDER OF BUSINESS – Next Meeting Quorum Check: October 20, 9:00 AM**

- 99 • Quorum Check

100 Mr. Foley, Mr. Flanagan, and Mr. Howden stated that they would be in attendance at the next  
101 meeting scheduled for October 20, which would fulfill a quorum. Mr. Polizzi stated that he would  
102 be in attendance remotely. Dr. Merrill was not present for the quorum check.

103 **FIFTH ORDER OF BUSINESS – Action Items Review**

104 Mr. McInnes provided the list of action items as discussed in the meeting, being as follows:

- 105 • The District Manager will work on a post-storm review, with a debriefing report on improvements  
106 that could be made going forward in responses to similar natural disasters.
- 107 • The District Manager will work with Mr. Flanagan on website enhancements.

108 Additional Supervisor comments were heard regarding the process for getting laptops and tablets  
109 for the Board.

110 **SIXTH ORDER OF BUSINESS – Adjournment**

111 The Board adjourned the meeting, at 1:00 p.m., for the Grand Haven Community Development  
112 District.

113 *\*Each person who decides to appeal any decision made by the Board with respect to any matter considered*  
114 *at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made,*  
115 *including the testimony and evidence upon which such appeal is to be based.*

116 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**  
117 **meeting held on November 3, 2022.**

118

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Signature

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Signature

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Printed Name

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Printed Name

119 Title:  Secretary  Assistant Secretary

Title:  Chairman  Vice Chairman

# EXHIBIT 2

**Considered to be the current state of GHCCD communications**

Notes: Website is different from Amenity and MHOA and easily identifiable as such. Old Handbook out of date.

<u>Category</u>	<u>Frequency</u>	<u>Method</u>	<u>Comments</u>
<b><u>NEW RESIDENT INFORMATION</u></b>	1 time		
Registration		Paper	
Rules, Policies & Fees		Paper	New
Acknowledgments		Paper	
CDD vs MHOA		Paper	
Referrals to Web Site		Paper	
Internal and external contact lists		Community Infor. Guide	Stop - OUT OF DATE
Neighborhood map		Paper	Update after Town Houses Developed
<b><u>ANNOUNCEMENTS</u></b>			
Annual Meeting Schedule and Changes	Yearly	Newspaper	
Public Hearing Notices & RFPs	As Needed	Newspaper	
Meeting Notices and Agendas	Monthly	Eblast/Bulletin Board/Website	INC: <b><u>Ops Mgr Report &amp; Project Tracker</u></b>
Facility Open, Close and Constuction	As needed	Eblast	<b><u>Minutes and Financials</u></b>
Special "Town Hall" Meetings	As needed	Eblast /Bulletin Board	Two held in 2022
EX: communications / Security / LTPlan			
Input for major Constuction	Early in planning		New process to start per Board decisior
Regular Meeting - Post Report	Monthly	Eblast	INC: <b><u>Link to Agenda for Ops Mgr Rept &amp; Project Tracker</u></b> New process
<b><u>STATIC INFORMATION</u></b>	Update as needed		
Legally Required Web Info		Website	
Tree Symposium		Website	New
Rules, Policies & Fees		Website	New

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**Communications (continued)**

<b><u>STAFF RESPONSE TO ISSUES AND QUESTIONS</u></b>	On occurrence	voice, email, meeting	
<b><u>BOARD DISCUSSION &amp; RESIDENT COMMENTS</u></b>			
Board Meetings	Reg. Monthly	verbal	
<b><u>INDIVIDUAL BOARD RESPONSE TO QUESTIONS</u></b>	On occurrence	email, verbal	

Date 2-19-22

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**Resident suggestions from 1/20/2022 Meeting (Updated with Status):**

- Open ticket system on website to communicate with District
  - District Counsel: Can be done with added verbiage
  - Campus Suite: Not something they offer; may be possible to add in conjunction with Celera. Still need to check with Celera.
  
- Community Mailbox
  - District Counsel: Can be done with added verbiage
  
- More information posted to website
  - Campus Suite: Short answer is yes; however, Board needs to be specific on exactly what additional information is to be posted and preferred appearance. Once that is done, current provider (Campus Suite) can provide cost and amend contract if needed. Examples of other CDD websites have been sent to Supervisors to begin process of specifying what is wanted on the website.
  - Several CDD websites sent to Supervisors to consider/discuss
  
- Answers provided for questions raised during public comments
  - General consensus of Board is this should be done. Exactly how it is to be done still needs to be determined.
  
- Some Board meetings held during evening hours
  - During 5/5/2022 workshop, Board members present unanimously voted against this idea.
  
- Consolidation of 3 mailing lists into one list
  - Due to concerns raised, this may not be practical
  
- Website improvements
  - See notes above with respect to more information posted to website
  
- Special notices of meetings where “high ticket items” would be discussed
  - E-Blast to residents

**Supervisor suggestions from 1/20/2022 Meeting:**

- Favor electronic communications over print communication
  
- Increased funding for website improvements

313 Howden stated that he was reluctant to set a deadline at this time, due to the present engineering  
314 issues.

315 In response to a comment from Mr. Foley, Mr. Howden agreed that Mr. Kloptosky would not need  
316 to come to the next Workshop Meeting to provide an update on these items and clarified that Mr.  
317 Kloptosky could inform the Chair and District Manager of his time frame estimate.

318 F. District Manager: Howard "Mac" McGaffney/ David McInnes

319 This item was not discussed.

320 **FIFTH ORDER OF BUSINESS – Consent Agenda Items**

321 A. Exhibit 5: Consideration for Acceptance – The December 2021 Unaudited Financial Report

322 This item was not considered.

323 B. Exhibit 5: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting  
324 Held December 2, 2021

325 Dr. Merrill noted that Line 47 should read "improve communication with the CDD", not "improve  
326 communication with residents."

327 Mr. Howden expressed that he believed a consensus was reached to have one written vendor review  
328 per year and to receive recommendations from vendors. Mr. Foley indicated that he agreed with  
329 Mr. Howden. Mr. McInnes requested confirmation that Mr. Howden would like Lines 446 through  
330 448 amended to be verbatim. Mr. Howden confirmed that he would like for this to be done.

331 Mr. Foley inquired about the action items under the Eighth Order of Business and indicated that he  
332 would like these items to receive a follow-up. Mr. McGaffney explained that the purpose of the  
333 action items was to summarize actionable items that had been discussed during the meeting.

334 Mr. Foley asked when the Board would like to discuss the action items. Dr. Merrill indicated that  
335 she had noticed several actionable items had not been included in the list of action items. She stated  
336 that she would like to discuss the action item summary at the end of each meeting and suggested  
337 following up on action items under the District Manager's report. Mr. Howden requested to further  
338 discuss this matter under Supervisor Requests.

339 C. Exhibit 6: Consideration for Approval – The Minutes of the Board of Supervisors Workshop  
340 Meeting Held December 9, 2021

341 On a MOTION by Dr. Merrill, SECONDED by Mr. Polizzi, WITH ALL IN FAVOR, the Board approved  
342 the Minutes of the Board of Supervisors Regular Meeting Held on December 2, 2021, as amended, and  
343 the Minutes of the Board of Supervisors Workshop Held on December 9, 2021, for the Grand Haven  
344 Community Development District.

*(The Board recessed the meeting at 11:13 a.m. reconvened at 11:30 a.m.)*

346 **SIXTH ORDER OF BUSINESS – Business Items**

347 A. 11:30 a.m. to 1:00 p.m.: Time Specific Q&A with Residents on District Communications

348 Mr. Howden stated that the District Manager, Operations Manager, and Office Manager were no  
349 longer present at the meeting but noted that the Operations and Office Managers may rejoin the  
350 meeting. He requested to begin the Q&A with residents adhering to the 3-minute comment rule and  
351 noted that discussion would occur after the comments.

352 Resident Julia Dolgin expressed that she had found it difficult to communicate with Southern  
353 States, Mr. Kloptosky, and the CDD, noting that she had never received a return call or email. Mr.  
354 Howden clarified that Southern States was the HOA and could not be addressed by the Board.

355 In response to a question from Mr. Howden, Ms. Dolgin stated that she had been trying to find out  
356 who was responsible for a particular sidewalk. Mr. Howden explained that this would likely have  
357 to involve District Counsel and would take time to get an answer. Mr. Kloptosky confirmed that he  
358 was currently waiting on a response from District Counsel on this matter.

359 Mr. Flanagan asked how Ms. Dolgin would prefer to receive a response. Ms. Dolgin indicated that  
360 she would like to receive a response via email.

361 Mr. Foley suggested that residents be contacted with a time frame estimate if their questions are  
362 not able to be answered immediately. Mr. Flanagan recommended that the Board clearly outline  
363 the process of CDD communication.

364 Resident Donna McGevna recommended implementing an open ticket system on the website for  
365 residents to communicate with the CDD. She noted that the website needed to be ADA compliant.

366 Ms. McGevna discussed an incident in which a former resident had been selling clickers to access  
367 the community on Nextdoor and expressed security concerns. She stated that she had purchased  
368 the clickers to prevent non-residents from obtaining the clickers and mentioned that the resident  
369 had been selling the clickers due to a lack of rebate provided by the CDD office.

370 Mr. Howden explained that the clickers would not work, as they would need to be reactivated at  
371 the office. Ms. McGevna suggested sending out an e-blast to remind residents that they are required  
372 to turn in their clicker if they move. Mr. Flanagan recommended having a checklist for residents  
373 leaving the community.

374 Ms. McGevna indicated that multiple residents felt that the Board meetings disrupted multiple  
375 classes held in the Grand Haven Room, such as yoga and dance classes. Mr. Howden noted that  
376 this Q&A was meant to specifically discuss District communications, not general public comments.  
377 Ms. McGevna stated that residents were requesting for the Board meetings to be held at the  
378 Creekside Center. Mr. Howden reiterated that these comments should be made during Audience  
379 Comments.

380 Dr. Merrill asked what Ms. McGevna would recommend for residents to communicate their  
381 opinions outside of meetings. Ms. McGevna recalled that she had suggested a community mailbox  
382 but was told that a community mailbox would not work. Mr. Howden noted that he did not recall  
383 telling Ms. McGevna that a community mailbox would not work.

384 Ms. McGevna suggested having the community mailbox on the website and for the Board to read  
385 out submitted comments and questions during the first 10 minutes of each meeting. She expressed  
386 disappointment in the current state of the District website and added that she would like for the  
387 weekly e-blasts regarding community updates to return. Mr. Foley noted that he did not recall the  
388 weekly e-blasts Ms. McGevna mentioned but noted that he felt this was a good suggestion.

389 Ms. McGevna expressed that she felt important information was hidden in long reports and  
390 indicated that she would like to have bulleted summaries in addition to the full reports for residents  
391 to review. Discussion regarding website improvements ensued.

392 Resident Lisa Mrakovcic commented positively on the Board's transparency and efforts to  
393 communicate with residents. She indicated that she would like to have more information available  
394 on the website, particularly expensive projects.

395 Dr. Merrill asked if residents would prefer for meetings to be more interactive or if they would  
396 prefer to continue with the 3-minute comment format. Resident Kathleen Fuss noted that residents  
397 tend to leave the meeting after Audience Comments and often did not have their concerns addressed  
398 until the end of the meeting or at the next meeting. She requested for the Board to inform residents  
399 that their question may not be answered that meeting and to let them know when they could expect  
400 an answer.

401 Resident Dale Curran pointed out that many residents were unable to attend meetings, as they were  
402 held during the day. She suggested scheduling some meetings in the evening so that more residents  
403 would be able to attend and communicate their concerns.

404 Resident Pat Malak suggested consolidating the three mailing lists into a single mailing list to  
405 ensure residents received all communications. Mr. Flanagan noted that this would need to be  
406 discussed with District Counsel but indicated that he would be in favor of this idea.

407 Mr. Zelman indicated that he agreed the website should be used as a central point of  
408 communication. He inquired about what resources were being put towards the website, who was in  
409 charge of the website, and what the budget was for the website.

410 Mr. Polizzi noted that the current status of the budget was published in the meeting minutes. Mr.  
411 Polizzi explained that the website was currently underfunded and indicated that website  
412 improvements were a key part of the Board's strategic planning. He stated that the current operating  
413 budget for the website was about \$1,500 per year. He mentioned that Palm Coast had improved  
414 their website but that there had been controversy over the costs involved. He encouraged residents  
415 to give their input on what they would like the website to feature.

416 Mr. Howden asked if the Board should focus largely on electronic communications over print  
417 communications. Mr. Flanagan stated that he would like to focus on electronic communications but  
418 added that he would like to get feedback from residents on this matter as well.

419 Mr. Howden requested Mr. Clark to follow up on sharing email addresses across the 3 organizations  
420 for the mailing lists. Mr. Flanagan recommended that Mr. Clark look into having residents make  
421 the decision to share their email with all 3 organizations, rather than having the District make the  
422 decision to share the email addresses. Dr. Merrill suggested sending out a mass mailing to all  
423 homeowners regarding the website and email mailing list.

424 Mr. McInnes stated that he had received 3 emails from residents who had been unable to attend the  
425 meeting. He indicated that the first email had pertained to cell phone access at the gates. Mr.  
426 McInnes explained that the residents in the second email commented on poor communication with  
427 the CDD office. The residents acknowledged that they did eventually receive an update but that it  
428 often took weeks. Mr. McInnes stated that the third email contained a request from residents to give  
429 special notices for meetings that would discuss high-ticket or controversial items.

430 Mr. Howden asked how the Board would determine what was considered to be a controversial item.  
431 Mr. Polizzi indicated that he felt all changes should be presumed by the Board to be controversial.  
432 Mr. Howden noted that all items were already listed on the meeting agenda and report, and asked  
433 that the Board consider how this could be done differently to better communicate with residents.

434 Ms. Malak recommended highlighting large-ticket items on the agenda. Mr. Foley suggested  
435 making the agenda more descriptive to give residents more information on what was to be  
436 discussed. Mr. Polizzi recommended that the Board include the date that an item was going to be  
437 voted on, if the date was known. Mr. Flanagan suggested making the agenda a smart document that  
438 would allow residents to click on an item to bring them to the related page. Mr. McInnes noted that  
439 there would be a cost to this change, as this was not included for any other CDDs. He indicated that  
440 he would get back to the Board with the price.

441 Mr. Howden noted that items that were going to be voted on would typically be under Business  
442 Items. Discussion regarding the website ensued. Mr. McInnes explained that financial documents  
443 were required to be kept on the website for 2 years by law. He additionally noted that there was a  
444 cost per page for the agenda packet. Mr. Polizzi recognized the need to make the website a priority  
445 and stressed the importance of resident input.

446 Ms. Gallo noted that the HOA would not be able to exchange information, such as putting a ticket,  
447 from the HOA website to the CDD website in its current state. Mr. Flanagan noted that updates to

448 the CDD website would likely be more expensive than it would be for a corporation or the HOA,  
449 as the CDD had strict guidelines and laws to follow. Ms. Gallo recommended sending out weekly  
450 notices to better communicate with residents.

451 Mr. Howden acknowledged that more electronic communications were needed and stated that he  
452 would like to have discuss the website and periodic communications at a Workshop Meeting. Dr.  
453 Merrill indicated that she agreed with Mr. Howden but noted that she felt the Board needed to first  
454 establish rules of engagement. Mr. McInnes suggested that the Board review other CDD websites  
455 for ideas to use on the Grand Haven website. He mentioned that they would be able to view how  
456 much other Districts paid for their particular website hosting by reviewing the financial documents  
457 available on the websites.

458 Mr. Foley asked if the Board could include a link to a website containing the information requested  
459 by residents to the main CDD website. Mr. Polizzi stated that he would like to build a working  
460 committee around communications and expressed concerns that fragmenting the information  
461 source would create logistic problems.

462 Mr. Foley asked Mr. Clark if the CDD website could be linked to the Vesta website. Mr. Clark  
463 confirmed that links could be established but noted that having an interactive website may be  
464 difficult due to public record requirements. He added that the email list change that had been  
465 discussed earlier in the meeting would likely be able to be easily implemented.

466 Mr. Foley recommended having one-way communication on the website with information the  
467 Board would like disseminated to the public.

468 Mr. Howden asked if the Board would like to include items required on the CDD website, such as  
469 agendas and financial reports, on an amenity website. Mr. Polizzi indicated that felt the Board was  
470 on the right track and needed to focus on continuing the planning process for the website.

471 Mr. Howden asked the other Supervisors to look at the District directory and send Mr. McInnes  
472 and Mr. McGaffney their input on what they felt should be changed. Mr. Howden additionally  
473 requested for the rest of the Board to make a list of website priority items to send to Mr. McInnes.  
474 In response to a comment from Dr. Merrill, Mr. Howden asked that the Board compile a list of  
475 what they would like to communicate with the residents as well.

476 Mr. McInnes requested for the Board to send in their comments by January 28. Mr. Polizzi asked  
477 Mr. McInnes to provide the Board with a list of communication documents, including the frequency  
478 that the communication was being sent out. Discussion regarding the timeline for the Board to send  
479 Mr. McInnes their input and the level of detail they would like to have in their comments.

480 Mr. Howden stated that he would like the Board to give Mr. McInnis input on categories, timing,  
481 and methods. Mr. Howden requested for Mr. McInnes to collect Mr. Kloptosky's input as well. He  
482 noted that he there would not be time to discuss this at the February Workshop Meeting and asked  
483 that the Board submit their comments to Mr. McInnes within the next 2 weeks.

484 Mr. Howden asked if it would be critical to go through the unaudited financial report. Mr. McInnes  
485 confirmed that this would not be critical but noted that Exhibit 8 would be considered critical.

486 B. Discussion Resident Survey – Long Term Capital Plan (LTCP)

487 This item was not discussed.

488 C. Consideration of Setting a Date for Community Town Hall/Workshop

489 This item was not discussed.

490 D. Exhibit 8: Consideration & Adoption of Resolution 2022-04, Appointing Assistant Secretary

**David C. McInnes**

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**From:** Merrill Stass-Isern MD <drmerill@ghcdd.com>  
**Sent:** Monday, February 21, 2022 9:46 AM  
**To:** David C. McInnes  
**Subject:** Communication

My thoughts on Website communication and other venue communication

1. Our Website does contain the meeting minutes. However I believe there should be a abridged copy with bullet points on all action items.
2. All items and exhibits need to be properly labeled on the agenda for upcoming meetings. Ex: for this upcoming meeting Exhibit 13 needs to be labled as "On going draft of Long term Capitol Plan"
3. We have a link to the Amenity website. We should include a link to the sign up genius.
4. Under documents - we need to post updated documents. The last entry was for July 2021, However if you look under meetings then scroll to Board archives you will find some Current Agendas and the Long term Capital plan. These documents need to recategorized in a user friendly manner
5. We should have a mailbox where residents can send messages
6. We need a link for residents to sign up for e- blasts from the CDD
7. The OM report which is part of the meetings Agenda should be posted under documents for easier retrieval for the residents. Or there should be a link called something like happenings around GH from the OM or it should be given its own separate category. I believe understanding the current happenings of Grand Haven is an important communication for the residents. Even a once a week update might be valuable.
8. Any blasts regarding closing, safety security etc should also be replicated on the Website
9. Under Contact us - update the info on the district Engineer
10. We need to continue to send out a meeting summary e blast and post it on the website as I stated above.
11. The DM needs to continue to send out blast about security, safety or any issues that impact the lives of the residents. This should also be included on the website.

So far my ideas, more coming

MSI

## **Grand Haven CDD Initial Communications Priorities**

### **Prepared by Supervisor Polizzi**

- Agenda “smartening” – elaborating on Resident impacting issues, providing descriptions including potential financial impact or budgeted costs on topics up for discussion, staff reports, or voting.
- Oak Tree information broadening – working with the GHMA to include more Resident impacting CDD subjects in the quarterly newsletter. This could relate to Capital or maintenance Projects, actions recently taken, staff profiles, awareness items, etc. It will require additional support from the Board.
- Field Operations – provide a Service Level for responses to Residents requests and issues. Formalize the closure of requests with possibly an email or a call to residents when Field Operations closes a Resident request, (whether resolved, deferred, or closed without further action).
- Community Mailbox (email) – owned by the Board until a determination of resource needs is completed. Discuss with Amenity Team their capabilities for request tracking but in the interim, we may want to try and make due with a dedicated Mailbox’s Inbox, Completed Folder, etc.
- Regular Meeting schedule – move the Regular Meeting to late afternoon to accommodate working residents. The Workshop would remain on the same schedule.
- Resident Mailing Lists consolidation over time – starting with the Amenities and CDD lists. Layout an action plan to merge the lists and rationalize them. The effort could eventually include the GHMA and Oak Tree lists. We may be able to leverage capabilities thru the Amenity’s Team Constant Contact toolset to effect this change, even if there is a charge.



## **Grand Haven CDD Initial Communications Priorities**

### **Prepared by Supervisor Polizzi**

- Website Strategy and Development Plan – part of the 10 Year Plan – leveraging a consulting company in site design along with Resident input, Vesta capability leveraging as appropriate, and other resources to complete an assessment, design direction, and preliminary deployment strategy.
- District Communications Strategy – part of the 10 Year Plan – can be incorporated or overlay the Website Strategy. It may be a better starting point to set a comprehensive District Communications direction.

# EXHIBIT 3



# NEXT ITERATION OF GRAND HAVEN CDD WEB SITE

A LOOK AT WHAT WE HAVE

AND

CHANGES THAT DELIVER VALUE FOR THE COMMUNITY

[Return to Agenda](#)



**Purpose Of This Document Is To Detail  
What Current Pages Provide And What  
Should Be Added.**

# HOME CURRENT

- ACCESS TO ALL PAGES
- MEETING: DATES, LOCATION, ZOOM, DOCUMENTS
- WELCOME
- PURPOSE OF THE CDD
- AMENITY CONTACTS
  - MGR. CONTACT INFO
  - VILLAGE CENTER OFFICE AND CAFÉ PHONE NUMBERS
  - LINK TO AMENITY SITE

The screenshot shows the website for the Grand Haven Community Development District. The main content area includes a 'Welcome' section with a paragraph about the district's purpose and a 'Grand Haven Community Development District Disclosure' section with a paragraph and a 'MORE ABOUT GRAND HAVEN' button. On the right side, there is a 'Upcoming Board Meetings' section with two meeting dates: Jan 5 and Jan 19, each with a 'View all meetings' link. Below that is a 'Meetings held in person at:' section with the address 'The Grand Haven Village Center, Grand Haven Beach, 200 Waterside Parkway, Palm Beach, Florida 33417' and a 'View Via Zoom' link. Further down is an 'AMENITY SECTION' with contact information for 'Amenity Manager John Lucarek' (j.lucarek@villagecenterpalmbeach.com), 'Village Center Office' (Monday - Friday 8:00 - 4:00, (386) 647-0242), and 'Waterside Café' (Monday - Saturday 10:00 - 9:00, Sunday Closed, (386) 647-0239). At the bottom right, there is a 'Village Property Services, Grand Haven Amenity Centers and Waterside Café Website' link and a 'RETURN TO THE SERVICE, GRAND HAVEN AMENITY CENTER AND WATERSIDE CAFE WEBSITE' button.

# HOME UPDATED

## HAVE

- ACCESS TO ALL PAGES
- MEETING: DATES, LOCATION, ZOOM, DOCUMENTS
- WELCOME
- PURPOSE OF THE CDD
- AMENITY CONTACTS
  - MGR. CONTACT INFO
  - VILLAGE CENTER OFFICE AND CAFÉ PHONE NUMBERS
  - LINK TO AMENITY SITE

## ADD

- ADD CITY CONTACTS
- WHEN CLICKING A SEPARATE AGENCY OPEN LINKS IN NEW WINDOW
- INFORMATION “BANNER” (STORM, GATES, LOCAL EMERGENCY, ETC.), CLICK TO FOR DETAILS
- LINK TO VENDOR AND GUEST INFORMATIONAL DOCUMENTS RELEVANT TO GH CDD MANAGED ASSETS. ALL TITLES SHOULD MAKE IT EASY TO KNOW WHAT THE DOCUMENT CONTAINS

# LINKS CURRENT

- WEB SITE ACCESSIBILITY: ADA COMPLIANCE AND SUPPORT
- COUNTY: PROPERTY, SCHOOL, SHERIFF, ELECTIONS, PROPERTY TAX
- FEDERAL: HOMELAND, FBI, FEMA, HURRICANE CENTER, RED CROSS
- STATE: AUDITOR GENERAL, ENVIRONMENTAL PROTECTION, FINANCIAL, TRANSPORTATION, ETHICS COMMISSION, FDLE, FISH&WILD LIFE, STATE GOV, FLORIDADISASTER.ORG (link wrong), FLORIDA STATUTES

## Links

### Community

- Website Accessibility

### County

- Property Appraiser
- School District
- Sheriff's Office
- Supervisor of Elections
- Tax Collector

### Federal

- Department of Homeland Security
- Federal Bureau of Investigation
- FEMA
- National Hurricane Center
- Red Cross

### State

- Auditor General
- Department of Environmental Protection
- Department of Financial Services
- Department of Transportation
- Florida Commission on Ethics
- FDLE (Florida Department of Law Enforcement)
- Fish & Wildlife Commission
- Florida State Government
- FloridaDisaster.Org
- Statute - 218.32 - Financial Matters

# LINKS CHANGE

## HAVE

- WEB SITE ACCESSIBILITY: ADA COMPLIANCE AND SUPPORT
- COUNTY: PROPERTY, SCHOOL, SHERIFF, ELECTIONS, PROPERTY TAX
- FEDERAL: HOMELAND, FBI, FEMA, HURRICANE CENTER, RED CROSS
- STATE: AUDITOR GENERAL, ENVIRONMENTAL PROTECTION, FINANCIAL, TRANSPORTATION, ETHICS COMMISSION, FDLE, FISH&WILD LIFE, STATE GOV, FLORIDADISASTER.ORG (link wrong), FLORIDA STATUTES

## ADD

- AMENITY LINK
- CITY UTILITIES
- CERT



# EVENTS: CALENDAR CURRENT

- WORKSHOP AND MEETING SCHEDULES
- SUBSCRIBE TO CALENDAR DOESN'T WORK
- VIEW OPTIONS
  - LIST
  - GRAPHICAL

Grand Haven CDD Calendar

Graphical View    Subscribe to Calendar    Print

<    OCTOBER 2022    >

Select Calendars:  
✓ Select All  
○ Reset Selections

OCTOBER 6  
Thursday

- Grand Haven CDD  
**CDD Board Workshop - Oct. 2022**  
Thursday, October 6 @ 9:00 am  
2022-10-06 Revised Workshop Agenda Package.pdf  
Add event to my calendar

OCTOBER 20  
Thursday

- Grand Haven CDD  
**CDD Board Meeting - Oct. 2022**  
Thursday, October 20 @ 9:00 am  
2022-10-20 Revised Agenda Package.pdf  
Add event to my calendar

OCTOBER 2022

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3	4	5	6 ● Sa % CDD Board Wor	7	8
9	10	11	12	13	14	15
16	17	18	19	20 ● Sa % CDD Board Mee	21	22
23	24	25	26	27	28	29
30	31					

# EVENTS: CALENDAR CHANGE

## HAVE

- WORKSHOP AND MEETING SCHEDULES
- SUBSCRIBE TO CALENDAR DOESN'T WORK
- VIEW OPTIONS
  - LIST
  - GRAPHICAL

## ADD

- ACTUAL CALENDAR WITH ALL DATES ASSOCIATED WITH ACTIONS (I.E. MAINTENANCE THAT TAKES ITEM OUT OF USE, GATE)
- LINK TO OFFICE CALENDAR SO ONE MASTER AND IMMEDIATE UPDATES

# DOCUMENTS CURRENT

- ORDINANCE
- MEETINGS
- FINANCIAL
- COMMUNITY
- MAP

[Home](#) / [Documents](#)

## Documents

Please find the latest Annual Financial Report for Grand Haven CDD on the Florida Auditor General website.



Ordinance to Establish

2 files, modified July 20, 2021 4:14 PM



Meeting Documents

56 files, modified July 20, 2021 4:14 PM



Financial Documents

6 files, modified July 20, 2021 4:13 PM



Community Documents

32 files, modified July 20, 2021 4:13 PM



GHCCD-Map.pdf

49.71 KB, uploaded July 26, 2021 10:46 PM (updated August 4, 2021 1:54 AM)

[Return to Agenda](#)

# DOCUMENTS CHANGE

## HAVE

- ORDINANCE
- MEETINGS
- FINANCIAL
- COMMUNITY
- MAP

Check if current PDF's are all rendered ADA compliant

## ADD

- DOCUMENT SEARCH
- CAPABILITY TO FIND TOPICS (I.E. PONDS, STREETS, TREES)
- NEW PAGE LAYOUT EXAMPLE



CFM  
COMMUNITY DEVELOPMENT DISTRICT

Home Links Events Documents Information Contacts

### Documents

District Rules & Policies Establishment Ordinances Financial Documents

Helpful Documents Meeting Documents

**District Rules & Policies**

Name [Download](#)

Rules of Procedure - CFM [Download](#)

**Establishment Ordinances**

Name [Download](#)

CFM Ordinance to ESTABLISH 02-01 [Download](#)

**Financial Documents**

Audits

Budget Documents

**Helpful Documents**

Name [Download](#)

CFM CDD Boundary Map [Download](#)

**Meeting Documents**

Agendas

Schedules

**Information**

CDD  
Elections  
Finances  
HOA  
Meetings  
News  
Questions  
Services

**Upcoming Events**

[CDD Meeting](#)  
Date: December 15, 2022  
Time: 11:00 a.m.  
Location: Rizetta & Company, Inc., 9500 Marketplace Road, Suite 206, Fort Myers, Florida 33912

[CDD Meeting](#)  
Date: January 19, 2023  
Time: 11:00 a.m.  
Location: Rizetta & Company, Inc., 9500 Marketplace Road, Suite 206, Fort Myers, Florida 33912

[CDD Meeting](#)  
Date: February 16, 2023  
Time: 11:00 a.m.  
Location: Rizetta & Company, Inc., 9500 Marketplace Road, Suite 206, Fort Myers, Florida 33912

[Next](#)

Search

Search  [Search](#)

Certain documents will be in PDF format. To view them you may have to download the latest version of Adobe Reader.  
[Download the Adobe Reader](#)

ACCESSIBILITY POLICY

© CFM CDD - 2019 [Top](#)

[Return to Agenda](#)

# CONTACTS CURRENT

- OPERATIONS MGR.
- SUPERVISORS
- DISTRICT STAFF
- ENGINEER
- COUNSEL
- AMENITY MGR.
- TROUBLE TICKET INITIATOR

## Contacts Us

**NOTICE:** Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

### Grand Haven Community Development District

#### Operations Manager

Berry Klopotosky  
Office Phone Number: 366-447-1555  
E-mail: office@ghcdd.com

### Board of Supervisors

#### John Polizzi

Vice Chair  
jpolizzi@ghcdd.com

#### Dr. Merrill Stans-Isom

Assistant Secretary  
Drmanm4@ghcdd.com

#### Kevin Foley

Chair  
kfoley@ghcdd.com

#### Michael Flanagan

Assistant Secretary  
mflanagan@ghcdd.com

#### Nancy Crouch

Assistant Secretary  
ncrouch@ghcdd.com

### District Staff

#### District Manager

David McInnes  
[View Contact](#)  
Vista/DPFG  
250 International Parkway, Ste. 300  
Lake Mary, FL 32746  
321-363-0132 x 513  
dmcinnis@dpfgmc.com

Click [HERE](#) to ask questions regarding **Debt Assessments** and **Bond Pay-offs** and for **Estoppel Requests** or you may call Logan Muether at (321) 263-0132 ext. 733

#### District Engineer

David Sowell, P.E.  
david.sowell@kimley-horn.com  
Kimley-Horn  
800 SW 2nd Avenue, Suite 100  
Gainesville, FL 32601  
Phone: 352-415-1897

#### District Counsel

Clark & Albaugh, LLP  
Scott Clark  
sclark@wintestparklawyers.com  
700 W. Morse Boulevard, Suite 101  
Winter Park, FL 32789  
Phone: 407-647-7090

#### Amenity Center Manager

John Lucansky  
jlucansky@vestapropertyservices.com  
Phone: 386-447-0192

For questions related to your assessments, payroll amounts and estoppel requests, please contact:

**Logan Muether**  
lmuether@dpfgmc.com



Sun 12/25/2022 3:45 PM

mailer@forms-db.com

DPFG: Grand Haven - Receipt

To wild1irishman@gmail.com



1 2 3 4 5 6

<b>To:</b>	Michael Flanagan
<b>Your Name</b>	Michael Flanagan
<b>Your Email</b>	<a href="mailto:wild1irishman@gmail.com">wild1irishman@gmail.com</a>
<b>Phone</b>	(630) 802-4388
<b>Address</b>	10 point doral court palm coast, fl 32137 United States
<b>Your Message text</b>	
<b>Privacy Policy</b>	- I have read and agree with the Privacy Policy.

[Return to Agenda](#)

# CONTACTS CHANGE

## HAVE

- OPERATIONS MGR.
- SUPERVISORS
- DISTRICT STAFF
- ENGINEER
- COUNSEL
- AMENITY MGR.
- TROUBLE TICKET INITIATOR

## ADD

- CHANGE OPERATIONS MGR TO OFFICE OR OFFICE MGR
- TROUBLE REPORT DROP DOWN IN PLACE OF OFFICE EMAIL TICKET
  - ADD EXAMPLES OF WHAT TROUBLE REPORTS AND DESCRIBE ACTION STEPS
- MOVE PROPERTY AND OPERATION CONTACTS TO TOP OF PAGE. DESCRIBE WHAT DISTRICT MGR IS PRIMARY FOR
- PUT ALL THE “LOGAN MUETHER” IS RESPONSIBLE FOR IN ONE AREA AND CHANGE FROM PERSON TO RESPONSIBILITY TITLE
- CHANGE SO PRIVACY POLICY IS A HOT LINK PROPERLY HIGHLIGHTED TO MAKE IT CLEAR TO CLICK THERE FOR READING.
- ENSURE “HUMAN CHECK” IS ADA COMPLIANT

# INFORMATION CURRENT

- DISTRICT OVERVIEW
- DISTRICT MAP
- ORGANIZATION
- ADMINISTRATION

## Community Development District Overview

The Grand Haven Community Development District (the "District") is an independent local unit of, special-purpose government, created pursuant to and existing under the provisions of Chapter 190, Florida Statutes. The District was established by Ordinance 97-03 adopted of the Board of County Commissioners of Flagler County, Florida which became effective on March 3rd, 1997.

The District currently encompasses approximately nine hundred and ninety-seven (997.82) acres of land located entirely within Flagler County, Florida. As a local unit of special-purpose government, the District provides an alternative means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

A District provides the "solution" to Florida's need to provide valuable community infrastructure generated by growth, ultimately without overburdening other governments and their taxpaying residents. Community Development Districts represent a major advancement in Florida's effort to manage its growth effectively and efficiently. This allows a community to establish higher construction standards, meanwhile providing a long-term solution to the operation and maintenance of the community's facilities.

[DISTRICT MAP](#)

## Community Development District Organization

The Grand Haven Community Development District (the "District") is organized similar to other local governments in Florida, in that the legislative body is composed of a five-member board known as the Board of Supervisors. The Board establishes the policy of the District in accordance with Florida law. The Board, by law, must hire a District Manager and District Counsel. Staff members operate utilizing the same formalities as a County Administrator and County Attorney. The Board, through review of advertised Requests for Qualifications, ranks and selects a District Engineer to perform the engineering needs of the District. The District staff administers the operations of the District and implements the Board's policies and contracts.

## District Administration

The District Manager's responsibilities include:

- Preparation and submittal of a proposed operations and maintenance budgets for Board of Supervisors review and action.
- Preparation of contract specifications for District operations, including community appearance, waterway management, street lighting and facilities maintenance.
- File all required forms and documents with state and local agencies.
- Attend all Board of Supervisor meetings.
- Implement the policies of the Board of Supervisors.
- Additional duties as directed by the Board of Supervisors.

# INFORMATION CHANGE

## HAVE

- DISTRICT OVERVIEW
- DISTRICT MAP
- ORGANIZATION
- ADMINISTRATION

## ADD

- OVERALL INFORMATION PAGE THAT IS RETURNED WHEN CLICKING ON “INFORMATION”
- HAVE ALL DOCUMENTS AND MAPS THAT ARE RETURNED WHEN CLICKING ON A LINK OPEN IN A NEW WINDOW
- ADD OPERATIONS MANAGER AND OFFICE STAFF RESPONSIBILITY DESCRIPTIONS
- EXPAND FOLDER TO MAKE IT EASIER TO FIND INFORMATION. MAKE INFORMATION SEARCHABLE FOR KEY WORDS.
- MOVE ARCHIVE TO DOCUMENTS AND CORRECT TO REFLECT PROPER ARCHIVING.
- REWRITE QUESTIONS INFORMATION TO BE EASIER TO READ AND MOVE FAQ TO TOP CHANGE TITLE
- REWRITE SERVICES TO PROVIDE RESIDENTS GREATER DETAILS ON LEVELS AND SERVICES



# FLOATING MENU CURRENT

- ABOUT CDD GOES TO OVERVIEW PAGE
- AMENITIES GOES TO BLANK (BROKEN)
- FINANCES GOES TO PAGE WITH FINANCE DOCUMENT FOLDER
- ELECTION GOES TO PAGE WITH SUPERVISOR TERM DATES AND CANDIDATE REQUIREMENTS
- MEETINGS GIVE ACCOMMODATION DETAILS, DATES, ARCHIVES
- QUESTION GOES TO CDD STRUCTURE AND RESPONSIBILITIES
- SERVICES GOES TO OPERATIONS AND SERVICE LEVEL DESCRIPTION
- WEBSITE ACC. GOES TO DETAILS ON CONTACTS FOR COMPLAINTS, QUESTIONS, AND PROBLEMS

About the CDD
Amenities
Finances
Elections
Meetings
Questions
Services
Website Accessibility

# FLOATING MENU CHANGE ADD

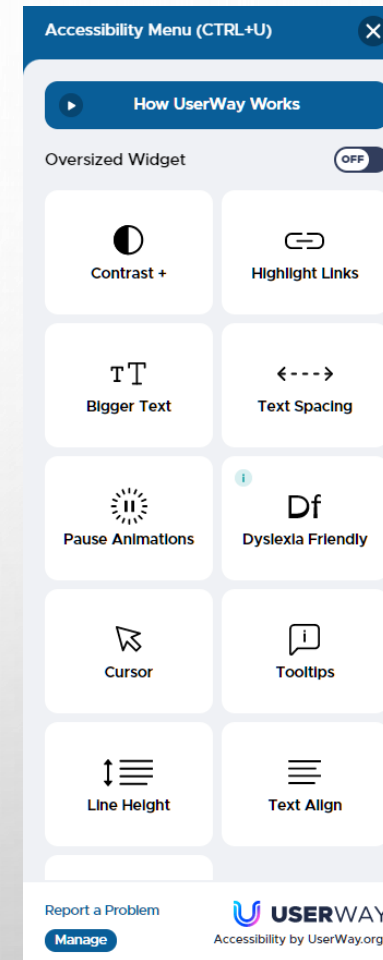
## HAVE

- ABOUT CDD GOES TO OVERVIEW PAGE
- AMENITIES GOES TO BLANK (BROKEN)
- FINANCES GOES TO PAGE WITH FINANCE DOCUMENT FOLDER
- ELECTION GOES TO PAGE WITH SUPERVISOR TERM DATES AND CANDIDATE REQUIREMENTS
- MEETINGS GIVE ACCOMMODATION DETAILS, DATES, ARCHIVES
- QUESTION GOES TO CDD STRUCTURE AND RESPONSIBILITIES
- SERVICES GOES TO OPERATIONS AND SERVICE LEVEL DESCRIPTION
- WEBSITE ACC. GOES TO DETAILS ON CONTACTS FOR COMPLAINTS, QUESTIONS, AND PROBLEMS

- REMOVE AND STRUCTURE PAGES TO PROVIDE INFORMATION.

# ADA COMPLIANCY CURRENT

- AN ADD ON APPLICATION, DOES NOT REQUIRE SPECIAL WEB CREATION SKILLS
- MAKES MODIFICATIONS TO SITE KEEPING IN COMPLIANCE
- IF WE SUBSCRIBED IT ALSO PERFORMS REAL TIME CHECKS AND RECOMMENDS CORRECTION, AUTOMATICALLY PRODUCES REPORTS



# ADA COMPLIANCY CHANGE

## HAVE

- AN ADD ON APPLICATION, DOES NOT REQUIRE SPECIAL WEB CREATION SKILLS
- MAKES MODIFICATIONS TO SITE KEEPING IN COMPLIANCE
- IF WE SUBSCRIBED IT ALSO PERFORMS REAL TIME CHECKS AND RECOMMENDS CORRECTION, AUTOMATICALLY PRODUCES REPORTS

## ADD

- PDF COMPLIANCE

# REQUIREMENTS FOR CONTRACTOR

- NO CUSTOM DEVELOPMENT
- USE LEADING PRODUCTION TOOLS FROM EITHER WORDPRESS, WIX, WEBFLOW, OR GOOGLE
- OVER THE COUNTER ADA COMPLIANCE ADD ON TOOL INCLUDED
- LOOK AND FEEL CONSULTING
- CONTENT UPDATING SERVICE
- ANNUAL UPDATE TO BOARD ON RECOMMENDATIONS FOR CHANGE
- HOSTING NOT HARDWARE
- SECURE HOSTING WITH MONTHLY REPORTS

**MICHAEL FLANAGAN VERSION 1**

[Return to Agenda](#)

# EXHIBIT 4

	FY 2016 ACTUAL	FY 2017 ACTUAL	FY 2018 ACTUAL	FY 2019 ACTUAL	FY 2020 ACTUAL	FY 2021 ACTUAL
<b>REVENUES</b>						
<b>Assessments Levied (net of allowable discounts):</b>						
Assessment Levy - General Fund		\$ 2,786,581	\$ 2,817,093	\$ 2,965,210	\$ 3,208,640	\$ 3,535,276
Assessment Levy - Infrastructure Reinvestment		\$ 758,083	\$ 788,292	\$ 758,938	\$ 1,052,928	\$ 798,487
Assessment Levy - Escalante Fund (Statement 2)						
<b>Additional Revenues:</b>						
Reuse water		\$ 30,840	\$ 23,166	\$ 26,667	\$ 26,798	\$ 17,596
Gate & amenity guest		\$ 10,000	\$ 9,169	\$ 7,461	\$ 12,503	\$ 15,608
Tennis		\$ 2,966	\$ 3,220	\$ 3,930	\$ 1,993	\$ 473
Room rentals		\$ 1,400	\$ 2,550	\$ 2,000	\$ 1,150	\$ 450
Interest and miscellaneous		\$ 38,269	\$ 24,492	\$ 70,759	\$ 23,676	\$ 7,484
Amenity activity share		\$ 12,425	\$ 17,711	\$ 32,583	\$ -	\$ -
Insurance proceeds		\$ 3,650	\$ 130,100	\$ 28,382	\$ -	\$ -
Grant		\$ -		\$ -	\$ 9,500	\$ 10,650
Settlements		\$ -	\$ 5,309	\$ -	\$ -	\$ -
State reimbursement - Hurricane		\$ -		\$ 190,235	\$ 290,976	\$ -
<b>TOTAL REVENUES</b>		<b>\$ 3,644,214</b>	<b>\$ 3,821,102</b>	<b>\$ 4,086,165</b>	<b>\$ 4,628,164</b>	<b>\$ 4,386,024</b>

	FY 2016 ACTUAL	FY 2017 ACTUAL	FY 2018 ACTUAL	FY 2019 ACTUAL	FY 2020 ACTUAL	FY 2021 ACTUAL
<b>EXPENDITURES</b>						
<b>ADMINISTRATIVE</b>						
Supervisors - regular meetings	\$ 11,600	\$ 10,200	\$ 10,800	\$ 9,600	\$ 11,200	\$ 13,800
Supervisor - workshops	\$ 9,000	\$ 5,800	\$ 7,800	\$ 9,600	\$ 6,200	\$ 6,800
District Management Services						
District management	\$ 21,094	\$ 34,968	\$ 35,807	\$ 36,881	\$ 37,987	\$ 32,606
Administrative	\$ 8,569	\$ 9,307	\$ 9,530	\$ 9,816	\$ 10,110	\$ 22,567
Accounting	\$ 18,855	\$ 19,194	\$ 19,655	\$ 20,245	\$ 20,852	\$ 17,898
Assessment roll preparation	\$ 8,571	\$ 8,725	\$ 8,934	\$ 8,934	\$ 9,202	\$ 7,898
Disclosure report	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ -	\$ -
Arbitrage rebate calculation	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ -



Office supplies	\$ 398	\$ 449	\$ 396	\$ 834	\$ 646	\$ 2,832
Postage	\$ 1,520	\$ 2,507	\$ 2,638	\$ 3,410	\$ 1,685	\$ 5,071
Trustee	\$ 8,674	\$ 8,674	\$ 8,674	\$ 4,771	\$ -	\$ -
Audit	\$ 11,200	\$ 11,200	\$ 11,300	\$ 11,300	\$ 11,300	\$ 11,300
Legal - general counsel	\$ 110,002	\$ 85,515	\$ 104,545	\$ 88,286	\$ 116,262	\$ 107,179
Engineering	\$ 19,290	\$ 24,564	\$ 24,064	\$ 12,602	\$ 13,165	\$ 46,445
Engineering: Stormwater Analysis Report (added per Workshop directive on 3/3/2022)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal advertising	\$ 7,809	\$ 7,610	\$ 3,121	\$ 6,387	\$ 3,528	\$ 2,280
Bank fees	\$ 1,506	\$ 1,529	\$ 1,490	\$ 1,498	\$ 1,438	\$ 1,242
Dues & licenses	\$ 175	\$ 175	\$ 175	\$ 175	\$ 175	\$ 175
Property taxes	\$ 2,521	\$ 2,560	\$ 2,224	\$ 2,156	\$ -	\$ 1,925
Tax collector	\$ 70,748	\$ 70,893	\$ 72,110	\$ 52,914	\$ 85,096	\$ 83,307
Contingencies & Administrative-Other	\$ 1,738	\$ 1,746	\$ 1,991	\$ 2,643	\$ 1,819	\$ -
<b>TOTAL ADMINISTRATIVE</b>	<b>\$ 316,020</b>	<b>\$ 308,366</b>	<b>\$ 328,004</b>	<b>\$ 284,802</b>	<b>\$ 331,415</b>	<b>\$ 363,325</b>

<b>INFORMATION AND TECHNOLOGY</b>	<b>FY 2016 ACTUAL</b>	<b>FY 2017 ACTUAL</b>	<b>FY 2018 ACTUAL</b>	<b>FY 2019 ACTUAL</b>	<b>FY 2020 ACTUAL</b>	<b>FY 2021 ACTUAL</b>
IT support	\$ 22,479	\$ 21,520	\$ 16,854	\$ 19,877	\$ 20,621	\$ 19,102
Village Center and Creeside telephone & fax	\$ 16,541	\$ 12,087	\$ 10,959	\$ 13,379	\$ 15,285	\$ 19,847
Cable/internet-village center/creekside	\$ 14,117	\$ 14,204	\$ 13,932	\$ 14,356	\$ 14,800	\$ 15,856
Wi-Fi for gates	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landlines/hot spots for gates and cameras	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cell phones	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Website hosting & development	\$ 1,510	\$ 2,515	\$ -	\$ 705	\$ 705	\$ 1,908
ADA website compliance	\$ -	\$ -	\$ 199	\$ 139	\$ 199	\$ -
Communications: e-blast	\$ 408	\$ 488	\$ 513	\$ 459	\$ 459	\$ 459
<b>TOTAL INFORMATION AND TECHNOLOGY</b>	<b>\$ 55,055</b>	<b>\$ 50,814</b>	<b>\$ 42,457</b>	<b>\$ 48,915</b>	<b>\$ 52,069</b>	<b>\$ 57,172</b>

<b>INSURANCE</b>	<b>FY 2016 ACTUAL</b>	<b>FY 2017 ACTUAL</b>	<b>FY 2018 ACTUAL</b>	<b>FY 2019 ACTUAL</b>	<b>FY 2020 ACTUAL</b>	<b>FY 2021 ACTUAL</b>
Insurance: general liability & public officials	\$ 10,227	\$ 10,227	\$ 10,227	\$ 10,227	\$ 10,482	\$ 11,531
Insurance: property	\$ 44,382	\$ 44,382	\$ 52,190	\$ 58,904	\$ 60,463	\$ 69,228

Insurance: auto general liability	\$ 591	\$ 591	\$ 598	\$ 920	\$ 1,800	\$ 1,980
Flood insurance	\$ 2,000	\$ 2,000	\$ 2,500	\$ 3,000	\$ 3,100	\$ 3,450
<b>TOTAL INSURANCE</b>	<b>\$ 57,200</b>	<b>\$ 57,200</b>	<b>\$ 65,515</b>	<b>\$ 73,051</b>	<b>\$ 75,845</b>	<b>\$ 86,189</b>

<b>UTILITIES</b>	<b>FY 2016 ACTUAL</b>	<b>FY 2017 ACTUAL</b>	<b>FY 2018 ACTUAL</b>	<b>FY 2019 ACTUAL</b>	<b>FY 2020 ACTUAL</b>	<b>FY 2021 ACTUAL</b>
Electric						
Electric services - #12316, 85596, 65378	\$ 2,663	\$ 3,498	\$ 4,328	\$ 5,138	\$ 5,147	\$ 4,495
Electric- Village Center - #18308	\$ 32,378	\$ 29,555	\$ 31,128	\$ 31,015	\$ 22,689	\$ 22,776
Electric - Creekside - #87064, 70333	\$ 19,872	\$ 20,014	\$ 20,953	\$ 21,333	\$ 17,919	\$ 12,495
Street lights <sup>1</sup>	\$ 20,727	\$ 18,110	\$ 19,004	\$ 20,289	\$ 20,320	\$ 18,329
Propane - spas/café	\$ 40,263	\$ 34,551	\$ 63,219	\$ 39,225	\$ 25,135	\$ 33,341
Garbage - amenity facilities	\$ 8,188	\$ 9,835	\$ 9,765	\$ 10,460	\$ 12,323	\$ 13,017
Water/sewer						
Water services <sup>2</sup>	\$ 113,395	\$ 119,162	\$ 105,264	\$ 122,640	\$ 132,639	\$ 91,225
Water - Village Center - #324043-44997	\$ 12,359	\$ 13,019	\$ 12,788	\$ 11,005	\$ 12,301	\$ 11,072
Water - Creekside - #324043-45080	\$ 10,934	\$ 8,274	\$ 7,500	\$ 6,986	\$ 6,285	\$ 7,265
Pump house shared facility	\$ 22,924	\$ 28,495	\$ 66,337	\$ 34,788	\$ 39,219	\$ 9,190
<b>TOTAL UTILITIES</b>	<b>\$ 283,703</b>	<b>\$ 284,513</b>	<b>\$ 340,286</b>	<b>\$ 302,879</b>	<b>\$ 293,977</b>	<b>\$ 223,205</b>

<b>FIELD OPERATIONS</b>	<b>FY 2016 ACTUAL</b>	<b>FY 2017 ACTUAL</b>	<b>FY 2018 ACTUAL</b>	<b>FY 2019 ACTUAL</b>	<b>FY 2020 ACTUAL</b>	<b>FY 2021 ACTUAL</b>
Stormwater system						
Aquatic contract	\$ 43,755	\$ 43,800	\$ 44,580	\$ 47,688	\$ 48,781	\$ 43,945
Aquatic contract: lake watch	\$ 3,996	\$ 3,996	\$ 4,042	\$ 3,996	\$ 3,122	\$ 8,056
Aquatic contract: aeration maintenance	\$ 364	\$ -	\$ -	\$ -	\$ -	\$ 1,216
Lake bank spraying	\$ 1,457	\$ 5,828	\$ 5,828	\$ 4,371	\$ 1,457	\$ -
Stormwater system repairs & maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Property maintenance						
Horticultural consultant	\$ 6,400	\$ 9,600	\$ 9,600	\$ 9,600	\$ 10,000	\$ 8,800
Landscape enhancement		\$ 22,554	\$ 7,537	\$ 7,120	\$ 147,541	\$ 103,932
Landscape repairs & replacement		\$ 2,000	\$ 34,936	\$ 58,502	\$ 17,695	\$ 15,855
Landscape maintenance contract services	\$ 515,380	\$ 530,841	\$ 530,841	\$ 530,841	\$ 548,503	\$ 574,333

Landscape maintenance: croquet	\$ 25,527	\$ 28,000	\$ 28,000	\$ 28,400	\$ 31,600	\$ 33,308
Tree maintenance (Oak tree pruning)	\$ 25,500	\$ 18,000	\$ -	\$ 78,200	\$ -	\$ 29,200
Optional flower rotation	\$ 14,869	\$ 17,550	\$ -	\$ -	\$ 17,550	\$ 23,127
Irrigation repairs & replacement	\$ 13,264	\$ 21,596	\$ 13,267	\$ 17,931	\$ 33,523	\$ 39,412
Roads & bridges repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sidewalk repairs & replacement	\$ -	\$ 8,383	\$ 12,733	\$ 28,203	\$ 47,671	\$ 49,832
Street light maintenance (including but not limited to Photocell, globe, and bulb replacement)	\$ 12,036	\$ 11,368	\$ 6,049	\$ 1,824	\$ 2,447	\$ 6,162
Vehicle repairs & maintenance	\$ 1,172	\$ 1,829	\$ 3,907	\$ 1,038	\$ 1,551	\$ 2,182
Office supplies: field operations	\$ 7,064	\$ 7,094	\$ 9,047	\$ 18,687	\$ 17,642	\$ 15,814
Holiday lights	\$ 8,391	\$ 8,462	\$ 4,285	\$ 9,414	\$ 8,427	\$ 3,386
CERT operations	\$ 244	\$ 81	\$ 152	\$ 271	\$ 478	\$ 462
Community maintenance	\$ 81,569	\$ 66,939	\$ 76,251	\$ 145,926	\$ 110,674	\$ 138,094
Storm clean-up/Hurricane Clean up	\$ -	\$ 438,046	\$ 54,662	\$ 16,972	\$ 5,584	\$ 1,155
Miscellaneous contingency	\$ 141	\$ 231	\$ 862	\$ 873	\$ 3,797	\$ 1,592
<b>TOTAL FIELD OPERATIONS</b>	<b>\$ 761,129</b>	<b>\$ 1,246,198</b>	<b>\$ 846,579</b>	<b>\$ 1,009,857</b>	<b>\$ 1,058,043</b>	<b>\$ 1,099,863</b>

**STAFF SUPPORT**

	FY 2016 ACTUAL	FY 2017 ACTUAL	FY 2018 ACTUAL	FY 2019 ACTUAL	FY 2020 ACTUAL	FY 2021 ACTUAL
Payroll	\$ 298,745	\$ 275,918	\$ 298,610	\$ 355,163	\$ 381,818	\$ 423,552
Merit pay/bonus	\$ 10,882	\$ 10,227	\$ 10,445	\$ 7,335	\$ 18,026	\$ 17,673
Payroll taxes	\$ 29,615	\$ 21,590	\$ 23,759	\$ 27,997	\$ 30,986	\$ 37,566
Health insurance	\$ 7,959	\$ 28,277	\$ 32,098	\$ 40,483	\$ 50,156	\$ 64,357
Insurance: workers' compensation	\$ 14,017	\$ 18,750	\$ 15,571	\$ 27,637	\$ 26,002	\$ 13,915
Payroll services	\$ 3,573	\$ 3,120	\$ 3,113	\$ 3,616	\$ 3,708	\$ 917
Mileage reimbursement	\$ 2,677	\$ 2,717	\$ 2,818	\$ 3,141	\$ 2,493	\$ 2,062
Vehicle Allowance	\$ 3,581	\$ 2,710	\$ 3,698	\$ 5,428	\$ 6,142	\$ 8,357
Additional Staffing	\$ -	\$ -	\$ 6,120	\$ -	\$ -	\$ -
<b>TOTAL STAFF SUPPORT</b>	<b>\$ 371,049</b>	<b>\$ 363,309</b>	<b>\$ 396,232</b>	<b>\$ 470,800</b>	<b>\$ 519,331</b>	<b>\$ 568,399</b>

**AMENITY OPERATIONS**

FY 2016 ACTUAL	FY 2017 ACTUAL	FY 2018 ACTUAL	FY 2019 ACTUAL	FY 2020 ACTUAL	FY 2021 ACTUAL
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Amenity Management & Operations	\$ 523,320	\$ 539,020	\$ 539,020	\$ 539,020	\$ 516,762	\$ 561,422
A/C maintenance and service	\$ 1,559	\$ 1,388	\$ 7,876	\$ 50	\$ 2,235	\$ -
Fitness equipment service	\$ 3,783	\$ 5,858	\$ 3,351	\$ 9,229	\$ 3,559	\$ 2,814
Music licensing	\$ 2,842	\$ 3,002	\$ 3,096	\$ 3,203	\$ 3,321	\$ 3,435
Pool/spa permits	\$ 875	\$ 875	\$ 875	\$ 875	\$ 875	\$ 875
Pool chemicals	\$ 13,125	\$ 13,496	\$ 13,886	\$ 14,174	\$ 14,332	\$ 15,576
Pest control	\$ 2,148	\$ 1,890	\$ 2,189	\$ 3,142	\$ 2,904	\$ 4,539
Amenity maintenance	\$ 85,446	\$ 100,971	\$ 92,066	\$ 107,499	\$ 147,527	\$ 229,557
Special events	\$ 7,643	\$ 7,626	\$ 8,885	\$ 7,723	\$ 3,282	\$ 258
<b>TOTAL AMENITY</b>	<b>\$ 640,741</b>	<b>\$ 674,126</b>	<b>\$ 671,244</b>	<b>\$ 684,915</b>	<b>\$ 694,797</b>	<b>\$ 818,476</b>

	FY 2016 ACTUAL	FY 2017 ACTUAL	FY 2018 ACTUAL	FY 2019 ACTUAL	FY 2020 ACTUAL	FY 2021 ACTUAL
<b>SECURITY</b>						
Gate access control staffing	\$ 101,220	\$ 143,125	\$ 162,234	\$ 150,418	\$ 181,906	\$ 196,904
Additional guards	\$ -	\$ -	\$ -	\$ 7,609	\$ -	\$ -
Guardhouse facility maintenance	\$ 12,708	\$ 20,078	\$ 22,660	\$ 7,776	\$ 13,348	\$ 9,219
Gate communication devices	\$ 22,066	\$ 21,347	\$ 19,707	\$ 19,579	\$ 21,735	\$ 26,330
Gate operating supplies	\$ 6,921	\$ 6,743	\$ 1,880	\$ 13,901	\$ 15,040	\$ 11,448
Fire & security system	\$ 3,294	\$ 4,129	\$ 4,217	\$ 2,949	\$ 3,940	\$ 3,190
<b>TOTAL SECURITY</b>	<b>\$ 146,209</b>	<b>\$ 195,422</b>	<b>\$ 210,698</b>	<b>\$ 202,232</b>	<b>\$ 235,969</b>	<b>\$ 247,091</b>

	FY 2016 ACTUAL	FY 2017 ACTUAL	FY 2018 ACTUAL	FY 2019 ACTUAL	FY 2020 ACTUAL	FY 2021 ACTUAL
<b>OTHER</b>						
Community Information Guide	\$ 15,646	\$ -	\$ -	\$ -	\$ -	\$ -
						\$ -
Capital Outlay: Tract K*	\$ 54,346	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL OTHER</b>	<b>\$ 69,992</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

	FY 2016 ACTUAL	FY 2017 ACTUAL	FY 2018 ACTUAL	FY 2019 ACTUAL	FY 2020 ACTUAL	FY 2021 ACTUAL
<b>TOTAL O&amp;M EXPENDITURES</b>	\$ 2,701,098	\$ 3,179,948	\$ 2,901,015	\$ 3,077,451	\$ 3,261,446	\$ 4,337,123

**TOTAL EXPENDITURES = O&M EXPENSES +  
FEES + DISCOUNTS**

	FY 2016 ACTUAL	FY 2017 ACTUAL	FY 2018 ACTUAL	FY 2019 ACTUAL	FY 2020 ACTUAL	FY 2021 ACTUAL
<b>PERCENTAGE INCREASE (DECREASE) IN O&amp;M EXPENDITURES OVER PRIOR YEAR (O&amp;M ONLY)</b>		17.73%	-8.77%	6.08%	5.98%	32.98%

Note:

1. Cells highlighted in orange are expenditures I am still verifying the actual expenses

2. Capital Outlay: Tract K\* was funded with pre-existing unassigned fund balance which was the result of the proceeds received from the Crescent/Landmar Bankruptcy

3. 2017 O&M had a hurricane cleanup expense of \$438,046

# EXHIBIT 5

	FY 2022 ADOPTED	FY 2022 ACTUAL	FY 2022 VARIANCE (%)	FY 2023 ADOPTED	Approved increases to FY 2023	FY 2024 PROJECTED
<b>REVENUES</b>						
<b>Assessments Levied (net of allowable discounts):</b>						
Assessment Levy - General Fund	\$ 3,559,266	\$ 3,587,338	0.79%	\$ 3,738,054		\$ 3,978,268
Assessment Levy - Infrastructure Reinvestment						
Assessment Levy - Escalante Fund (Statement 2)	\$ 8,281	\$ 8,347	0.80%			
<b>Additional Revenues:</b>						
Reuse water	\$ 23,166	\$ 89,455	286.15%	\$ 23,000		\$ 23,000
Gate & amenity guest	\$ 8,000	\$ 17,548	119.35%	\$ 9,000		\$ 9,000
Tennis	\$ 500	\$ 340	-32.00%	\$ 3,000		\$ 3,000
Room rentals	\$ 500	\$ 3,443	588.60%	\$ 2,000		\$ 2,000
Interest and miscellaneous	\$ 23,676	\$ 22,483	-5.04%	\$ 20,000		\$ 20,000
Amenity activity share	\$ -			\$ -		\$ -
Insurance proceeds	\$ -			\$ -		\$ -
Grant	\$ -			\$ -		\$ -
Settlements	\$ -			\$ -		\$ -
State reimbursement - Hurricane	\$ -			\$ -		\$ -
<b>TOTAL REVENUES</b>	<b>\$ 3,623,389</b>	<b>\$ 3,728,954</b>	<b>2.91%</b>	<b>\$3,795,054</b>		<b>\$ 4,035,268</b>

	FY 2022 ADOPTED	FY 2022 ACTUAL	FY 2022 VARIANCE (%)	FY 2023 ADOPTED		FY 2024 PROJECTED
<b>EXPENDITURES</b>						
<b>ADMINISTRATIVE</b>						
Supervisors - regular meetings	\$ 12,000	\$ 12,000	0.00%	\$ 12,000		\$ 12,000
Supervisor - workshops	\$ 9,000	\$ 9,800	8.89%	\$ 9,000		\$ 9,000
District Management Services						
District management	\$ 39,125	\$ 42,919	9.70%	\$ 40,299		\$ 41,508
Administrative	\$ 10,400	\$ 9,533	-8.34%	\$ 10,712		\$ 11,033
Accounting	\$ 21,475	\$ 19,685	-8.34%	\$ 22,119		\$ 22,783
Assessment roll preparation	\$ 9,450	\$ 8,663	-8.33%	\$ 9,734		\$ 10,026

Disclosure report	\$ -	\$ -		\$ -	\$ -
Arbitrage rebate calculation	\$ -	\$ -		\$ -	\$ -
Office supplies	\$ 1,000	\$ 4,149	314.90%	\$ 1,050	\$ 1,103
Postage	\$ 3,000	\$ 1,129	-62.37%	\$ 3,150	\$ 3,308
Trustee	\$ -	\$ -		\$ -	\$ -
Audit	\$ 11,300	\$ 6,800	-39.82%	\$ 4,850	\$ 4,950
Legal - general counsel	\$ 103,000	\$ 98,645	-4.23%	\$ 103,000	\$ 106,605
Engineering	\$ 30,000	\$ 47,642	58.81%	\$ 31,500	\$ 40,000
Engineering: Stormwater Analysis Report (added per Workshop directive on 3/3/2022)	\$ -	\$ -		\$ 5,000	\$ -
Legal advertising	\$ 5,200	\$ 4,877	-6.21%	\$ 5,460	\$ 5,733
Bank fees	\$ 1,500	\$ 1,485	-1.00%	\$ 1,575	\$ 1,654
Dues & licenses	\$ 175	\$ 175	0.00%	\$ 184	\$ 193
Property taxes	\$ 2,400	\$ 2,087	-13.04%	\$ 2,520	\$ 2,646
Tax collector	\$ -	\$ -		\$ -	\$ -
Contingencies & Administrative-Other	\$ 500	\$ 946	89.20%	\$ -	\$ -
<b>TOTAL ADMINISTRATIVE</b>	<b>\$ 259,525</b>	<b>\$ 270,535</b>	<b>4.24%</b>	<b>\$ 262,152</b>	<b>\$ 272,540</b>

<b>INFORMATION AND TECHNOLOGY</b>	<b>FY 2022 ADOPTED</b>	<b>FY 2022 ACTUAL</b>	<b>FY 2022 VARIANCE (%)</b>	<b>FY 2023 ADOPTED</b>	<b>FY 2024 PROJECTED</b>
IT support	\$ 26,670	\$ 38,493	44.33%	\$ 28,004	\$ 30,244
Village Center and Creekside telephone & fax	\$ 6,546	\$ 6,892	5.29%	\$ 6,873	\$ 7,423
Cable/internet-village center/creekside	\$ 9,782	\$ 12,986	32.75%	\$ 10,271	\$ 13,500
Wi-Fi for gates	\$ 4,894	\$ 1,528	-68.78%	\$ 5,139	\$ 5,396
Landlines/hot spots for gates and cameras	\$ 26,400	\$ 6,908	-73.83%	\$ 27,720	\$ 29,106
Cell phones	\$ 7,282	\$ 7,815	7.32%	\$ 7,646	\$ 8,028
Website hosting & development	\$ 1,515	\$ 1,965	29.70%	\$ 1,591	\$ 1,670
ADA website compliance	\$ 210	\$ 210	0.00%	\$ 221	\$ 232
Communications: e-blast	\$ 500	\$ 419	-16.20%	\$ 525	\$ 551
<b>TOTAL INFORMATION AND TECHNOLOGY</b>	<b>\$ 83,799</b>	<b>\$ 77,216</b>	<b>-7.86%</b>	<b>\$ 87,989</b>	<b>\$ 96,150</b>



	FY 2022 ADOPTED	FY 2022 ACTUAL	FY 2022 VARIANCE (%)	FY 2023 ADOPTED		FY 2024 PROJECTED
<b>INSURANCE</b>						
Insurance: general liability & public officials	\$ 11,935	\$ 11,935	0.00%	\$ 12,532		\$ 120,120
Insurance: property	\$ 76,435	\$ 76,613	0.23%	\$ 82,550		\$ -
Insurance: auto general liability	\$ 3,153	\$ 3,153	0.00%	\$ 3,311		\$ -
Flood insurance	\$ 3,600	\$ -	-100.00%	\$ 4,140		\$ 4,761
<b>TOTAL INSURANCE</b>	<b>\$ 95,123</b>	<b>\$ 91,701</b>	<b>-3.60%</b>	<b>\$ 102,532</b>		<b>\$ 124,881</b>

	FY 2022 ADOPTED	FY 2022 ACTUAL	FY 2022 VARIANCE (%)	FY 2023 ADOPTED		FY 2024 PROJECTED
<b>UTILITIES</b>						
Electric						
Electric services - #12316, 85596, 65378	\$ 5,200	\$ 16,834	223.73%	\$ 5,980		\$ 6,458
Electric- Village Center - #18308	\$ 31,500	\$ 23,183	-26.40%	\$ 36,225		\$ 39,123
Electric - Creekside - #87064, 70333	\$ 21,500	\$ 23,780	10.60%	\$ 24,725		\$ 26,703
Street lights <sup>1</sup>	\$ 20,000	\$ 23,410	17.05%	\$ 23,000		\$ 24,840
Propane - spas/café	\$ 40,600	\$ 36,020	-11.28%	\$ 42,630		\$ 44,762
Garbage - amenity facilities	\$ 15,200	\$ 10,971	-27.82%	\$ 15,960		\$ 16,758
Water/sewer						
Water services <sup>2</sup>	\$ 115,000	\$ 130,819	13.76%	\$ 120,750		\$ 135,000
Water - Village Center - #324043-44997	\$ 13,500	\$ 11,882	-11.99%	\$ 14,175		\$ 14,884
Water - Creekside - #324043-45080	\$ 7,300	\$ 6,693	-8.32%	\$ 7,665		\$ 8,048
Pump house shared facility	\$ 15,500	\$ 4,362	-71.86%	\$ 16,275		\$ 17,089
<b>TOTAL UTILITIES</b>	<b>\$ 285,300</b>	<b>\$ 287,954</b>	<b>0.93%</b>	<b>\$ 307,385</b>		<b>\$ 333,665</b>

	FY 2022 ADOPTED	FY 2022 ACTUAL	FY 2022 VARIANCE (%)	FY 2023 ADOPTED		FY 2024 PROJECTED
<b>FIELD OPERATIONS</b>						
Stormwater system						
Aquatic contract	\$ 51,438	\$ 55,838	8.55%	\$ 54,010		\$ 60,000
Aquatic contract: lake watch	\$ 4,076	\$ 4,388	7.65%	\$ 4,280		\$ 5,000
Aquatic contract: aeration maintenance	\$ 4,000	\$ 1,617	-59.58%	\$ 4,200		\$ 4,410
Lake bank spraying	\$ 6,128	\$ -	-100.00%	\$ 6,434		\$ 6,756

Stormwater system repairs & maintenance	\$ 15,000	\$ 2,760	-81.60%	\$ 15,750		\$ 16,538
Property maintenance						
Horticultural consultant	\$ 9,600	\$ 9,600	0.00%	\$ 10,080		\$ 10,584
Landscape enhancement	\$ -	\$ -		\$ -		\$ -
Landscape repairs & replacement	\$ 20,000	\$ 28,754	43.77%	\$ 21,000		\$ 22,050
Landscape maintenance contract services	\$ 585,814	\$ 585,814	0.00%	\$ 615,105	\$ 638,538	\$ 696,000
Landscape maintenance: croquet	\$ 50,800	\$ 49,611	-2.34%	\$ 53,340	\$ 55,100	\$ 61,196
Tree maintenance (Oak tree pruning)	\$ 35,000	\$ 33,600	-4.00%	\$ 36,750		\$ 39,690
Optional flower rotation	\$ 20,000	\$ 23,127	15.64%	\$ 21,000		\$ 25,000
Irrigation repairs & replacement	\$ 22,000	\$ 16,797	-23.65%	\$ 40,000		\$ 42,000
Roads & bridges repairs	\$ 15,000	\$ 14,077	-6.15%	\$ 15,750		\$ 16,538
Sidewalk repairs & replacement	\$ -	\$ -		\$ -		\$ -
Street light maintenance (including but not limited to Photocell, globe, and bulb replacement)	\$ 15,000	\$ 2,507	-83.29%	\$ 15,750		\$ 5,000
Vehicle repairs & maintenance	\$ 5,000	\$ 9,129	82.58%	\$ 5,250		\$ 10,000
Office supplies: field operations	\$ 14,000	\$ 12,196	-12.89%	\$ 14,700		\$ 15,435
Holiday lights	\$ 9,000	\$ 3,568	-60.36%	\$ 9,450		\$ 9,923
CERT operations	\$ 500	\$ 333	-33.40%	\$ 500		\$ 500
Community maintenance	\$ 98,040	\$ 80,046	-18.35%	\$ 120,000		\$ 126,000
Storm clean-up/Hurricane Clean up	\$ 26,000	\$ 132	-99.49%	\$ 27,300		\$ 28,665
Miscellaneous contingency	\$ 4,000	\$ -	-100.00%	\$ -		\$ -
<b>TOTAL FIELD OPERATIONS</b>	<b>\$ 1,010,396</b>	<b>\$ 933,894</b>	<b>-7.57%</b>	<b>\$1,090,649</b>		<b>\$ 1,201,284</b>

#### STAFF SUPPORT

	FY 2022 ADOPTED	FY 2022 ACTUAL	FY 2022 VARIANCE (%)	FY 2023 ADOPTED		FY 2024 PROJECTED
Payroll	\$ 607,333	\$ 529,778	-12.77%	\$ 606,564		\$ 636,892
Merit pay/bonus	\$ 25,000	\$ 6,029	-75.88%	\$ 25,000		\$ 25,000
Payroll taxes	\$ 79,257	\$ 40,266	-49.20%	\$ 81,635		\$ 50,000
Health insurance	\$ 106,000	\$ 86,170	-18.71%	\$ 116,600		\$ 128,260
Insurance: workers' compensation	\$ 30,000	\$ 12,055	-59.82%	\$ 30,000		\$ 30,000

Payroll services	\$ 6,250	\$ 5,262	-15.81%	\$ 6,250		\$ 6,250
Mileage reimbursement	\$ 2,750	\$ 5,935	115.82%	\$ 16,000		\$ 10,000
Vehicle Allowance	\$ 14,000	\$ -	-100.00%	\$ -		\$ -
Additional Staffing	\$ -	\$ -		\$ -		\$ -
<b>TOTAL STAFF SUPPORT</b>	<b>\$ 870,590</b>	<b>\$ 685,495</b>	<b>-21.26%</b>	<b>\$ 882,049</b>		<b>\$ 886,402</b>

### AMENITY OPERATIONS

	FY 2022 ADOPTED	FY 2022 ACTUAL	FY 2022 VARIANCE (%)	FY 2023 ADOPTED		FY 2024 PROJECTED
Amenity Management & Operations	\$ 592,786	\$ 588,786	-0.67%	\$ 610,570		\$ 628,887
A/C maintenance and service	\$ 3,900	\$ -	-100.00%	\$ 4,095		\$ 4,300
Fitness equipment service	\$ 7,500	\$ 1,380	-81.60%	\$ 7,875		\$ 8,269
Music licensing	\$ 3,520	\$ 3,757	6.73%	\$ 3,757		\$ 4,000
Pool/spa permits	\$ 875	\$ 875	0.00%	\$ 919		\$ 965
Pool chemicals	\$ 15,500	\$ 14,997	-3.25%	\$ 16,275	\$ 23,947	\$ 25,440
Pest control	\$ 3,900	\$ 2,314	-40.67%	\$ 4,095		\$ 4,300
Amenity maintenance	\$ 110,000	\$ 197,857	79.87%	\$ 120,000		\$ 126,000
Special events	\$ 10,000	\$ 8,993	-10.07%	\$ 10,500		\$ 11,025
<b>TOTAL AMENITY</b>	<b>\$ 747,981</b>	<b>\$ 818,959</b>	<b>9.49%</b>	<b>\$ 778,085</b>		<b>\$ 813,185</b>

### SECURITY

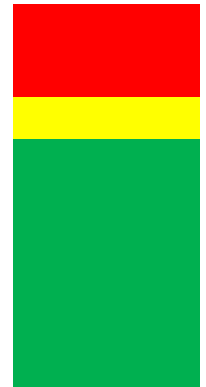
	FY 2022 ADOPTED	FY 2022 ACTUAL	FY 2022 VARIANCE (%)	FY 2023 ADOPTED		FY 2024 PROJECTED
Gate access control staffing	\$ 204,375	\$ 207,419	1.49%	\$ 214,594		\$ 225,323
Additional guards	\$ 8,000	\$ 2,341	-70.74%	\$ 8,400		\$ 8,820
Guardhouse facility maintenance	\$ 16,000	\$ 21,269	32.93%	\$ 16,800		\$ 25,000
Gate communication devices	\$ 21,000	\$ 12,043	-42.65%	\$ 22,050		\$ 23,153
Gate operating supplies	\$ 16,000	\$ 62,568	291.05%	\$ 16,800		\$ 17,640
Fire & security system	\$ 5,300	\$ 4,841	-8.66%	\$ 5,565		\$ 5,843
<b>TOTAL SECURITY</b>	<b>\$ 270,675</b>	<b>\$ 310,481</b>	<b>14.71%</b>	<b>\$ 284,209</b>		<b>\$ 305,779</b>

**OTHER**

Community Information Guide

	FY 2022 ADOPTED	FY 2022 ACTUAL	FY 2022 VARIANCE (%)	FY 2023 ADOPTED
	\$ -	\$ -		\$ -
	\$ -	\$ -		\$ -
<b>TOTAL OTHER</b>	\$ -	\$ -		\$ -

Capital Outlay: Tract K\*



**TOTAL O&M EXPENDITURES**

	FY 2022 ADOPTED	FY 2022 ACTUAL	FY 2022 VARIANCE (%)	FY 2023 ADOPTED		FY 2024 PROJECTED
	\$ 3,623,389	\$ 3,476,235	-4.06%	\$3,795,050		\$ 4,033,885

**TOTAL EXPENDITURES = O&M EXPENSES +  
FEES + DISCOUNTS**

	FY 2023 ADOPTED		FY 2024 PROJECTED
	\$4,019,333		\$ 4,272,581

**PERCENTAGE INCREASE (DECREASE) IN  
O&M EXPENDITURES OVER PRIOR YEAR  
(O&M ONLY)**

	FY 2022 ADOPTED	FY 2022 ACTUAL		FY 2023 ADOPTED		FY 2024 PROJECTED
	-16.46%	-19.85%		4.74%		6.29%

Note:

1. Cells highlighted in orange are expenditures I am still verifying the actual expenses

2. Capital Outlay: Tract K\* was funded with pre-existing unassigned fund balance which was the result of the proceeds received from the Crescent/Landmar Bankruptcy

3. 2017 O&M had a hurricane cleanup expense of \$438,046

Note:

1 Assessment Levy revenue (row 9) is show

# EXHIBIT 6

	FY 2025 PROJECTED	FY 2026 PROJECTED	FY 2027 PROJECTED	FY 2028 PROJECTED	FY 2029 PROJECTED	FY 2030 PROJECTED
<b>REVENUES</b>						
<b>Assessments Levied (net of allowable discounts):</b>						
Assessment Levy - General Fund	\$ 4,179,427	\$ 4,384,178	\$4,605,093	\$ 4,845,764	\$5,088,232	\$ 5,348,661
Assessment Levy - Infrastructure Reinvestment						
Assessment Levy - Escalante Fund (Statement 2)						
<b>Additional Revenues:</b>						
Reuse water	\$ 23,000	\$ 23,000	\$ 23,000	\$ 23,000	\$ 23,000	\$ 23,000
Gate & amenity guest	\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000
Tennis	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000
Room rentals	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000
Interest and miscellaneous	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000
Amenity activity share	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Insurance proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Grant	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Settlements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State reimbursement - Hurricane	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL REVENUES</b>	<b>\$ 4,236,427</b>	<b>\$ 4,441,178</b>	<b>\$4,662,093</b>	<b>\$ 4,902,764</b>	<b>\$5,145,232</b>	<b>\$ 5,405,661</b>

	FY 2025 PROJECTED	FY 2026 PROJECTED	FY 2027 PROJECTED	FY 2028 PROJECTED	FY 2029 PROJECTED	FY 2030 PROJECTED
<b>EXPENDITURES</b>						
<b>ADMINISTRATIVE</b>						
Supervisors - regular meetings	\$ 12,000	\$ 12,000	\$ 12,000	\$ 12,000	\$ 12,000	\$ 12,000
Supervisor - workshops	\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000
District Management Services						
District management	\$ 42,753	\$ 44,036	\$ 45,357	\$ 46,717	\$ 48,119	\$ 49,562
Administrative	\$ 11,364	\$ 11,705	\$ 12,056	\$ 12,418	\$ 12,791	\$ 13,174
Accounting	\$ 23,466	\$ 24,170	\$ 24,895	\$ 25,642	\$ 26,412	\$ 27,204
Assessment roll preparation	\$ 10,326	\$ 10,636	\$ 10,955	\$ 11,284	\$ 11,622	\$ 11,971

Disclosure report	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Arbitrage rebate calculation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office supplies	\$ 1,158	\$ 1,216	\$ 1,276	\$ 1,340	\$ 1,407	\$ 1,477
Postage	\$ 3,473	\$ 3,647	\$ 3,829	\$ 4,020	\$ 4,221	\$ 4,432
Trustee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Audit	\$ 5,123	\$ 5,303	\$ 5,488	\$ 5,680	\$ 5,879	\$ 6,085
Legal - general counsel	\$ 111,935	\$ 117,532	\$ 123,409	\$ 129,579	\$ 136,058	\$ 142,861
Engineering	\$ 42,000	\$ 44,100	\$ 46,305	\$ 48,620	\$ 51,051	\$ 53,604
Engineering: Stormwater Analysis Report (added per Workshop directive on 3/3/2022)	\$ 5,000	\$ -	\$ -	\$ 5,000	\$ -	\$ -
Legal advertising	\$ 6,020	\$ 6,321	\$ 6,637	\$ 6,968	\$ 7,317	\$ 7,683
Bank fees	\$ 1,736	\$ 1,823	\$ 1,914	\$ 2,010	\$ 2,111	\$ 2,216
Dues & licenses	\$ 203	\$ 213	\$ 223	\$ 235	\$ 246	\$ 259
Property taxes	\$ 2,778	\$ 2,917	\$ 3,063	\$ 3,216	\$ 3,377	\$ 3,546
Tax collector	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingencies & Administrative-Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL ADMINISTRATIVE</b>	<b>\$ 288,336</b>	<b>\$ 294,618</b>	<b>\$ 306,408</b>	<b>\$ 323,731</b>	<b>\$ 331,611</b>	<b>\$ 345,074</b>

<b>INFORMATION AND TECHNOLOGY</b>	<b>FY 2025 PROJECTED</b>	<b>FY 2026 PROJECTED</b>	<b>FY 2027 PROJECTED</b>	<b>FY 2028 PROJECTED</b>	<b>FY 2029 PROJECTED</b>	<b>FY 2030 PROJECTED</b>
IT support	\$ 31,756	\$ 33,344	\$ 35,011	\$ 36,762	\$ 38,600	\$ 40,530
Village Center and Creekside telephone & fax	\$ 7,794	\$ 8,184	\$ 8,593	\$ 9,023	\$ 9,474	\$ 9,948
Cable/internet-village center/creekside	\$ 14,175	\$ 14,884	\$ 15,628	\$ 16,409	\$ 17,230	\$ 18,091
Wi-Fi for gates	\$ 5,665	\$ 5,949	\$ 6,246	\$ 6,558	\$ 6,886	\$ 7,231
Landlines/hot spots for gates and cameras	\$ 30,561	\$ 32,089	\$ 33,694	\$ 35,379	\$ 37,147	\$ 39,005
Cell phones	\$ 8,430	\$ 8,851	\$ 9,294	\$ 9,759	\$ 10,247	\$ 10,759
Website hosting & development	\$ 1,754	\$ 1,841	\$ 1,934	\$ 2,030	\$ 2,132	\$ 2,238
ADA website compliance	\$ 243	\$ 255	\$ 268	\$ 281	\$ 295	\$ 310
Communications: e-blast	\$ 579	\$ 608	\$ 638	\$ 670	\$ 704	\$ 739
<b>TOTAL INFORMATION AND TECHNOLOGY</b>	<b>\$ 100,958</b>	<b>\$ 106,005</b>	<b>\$ 111,306</b>	<b>\$ 116,871</b>	<b>\$ 122,715</b>	<b>\$ 128,850</b>



	FY 2025 PROJECTED	FY 2026 PROJECTED	FY 2027 PROJECTED	FY 2028 PROJECTED	FY 2029 PROJECTED	FY 2030 PROJECTED
<b>INSURANCE</b>						
Insurance: general liability & public officials	\$ 132,132	\$ 145,345	\$ 159,880	\$ 175,868	\$ 193,454	\$ 212,800
Insurance: property	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Insurance: auto general liability	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Flood insurance	\$ 5,475	\$ 6,296	\$ 7,241	\$ 8,327	\$ 9,576	\$ 11,012
<b>TOTAL INSURANCE</b>	<b>\$ 137,607</b>	<b>\$ 151,642</b>	<b>\$ 167,121</b>	<b>\$ 184,195</b>	<b>\$ 203,031</b>	<b>\$ 223,812</b>

	FY 2025 PROJECTED	FY 2026 PROJECTED	FY 2027 PROJECTED	FY 2028 PROJECTED	FY 2029 PROJECTED	FY 2030 PROJECTED
<b>UTILITIES</b>						
Electric						
Electric services - #12316, 85596, 65378	\$ 6,975	\$ 7,533	\$ 8,136	\$ 8,787	\$ 9,490	\$ 10,249
Electric- Village Center - #18308	\$ 42,253	\$ 45,633	\$ 49,284	\$ 53,226	\$ 57,485	\$ 62,083
Electric - Creekside - #87064, 70333	\$ 28,839	\$ 31,146	\$ 33,638	\$ 36,329	\$ 39,235	\$ 42,374
Street lights <sup>1</sup>	\$ 26,827	\$ 28,973	\$ 31,291	\$ 33,795	\$ 36,498	\$ 39,418
Propane - spas/café	\$ 47,000	\$ 49,350	\$ 51,817	\$ 54,408	\$ 57,128	\$ 59,985
Garbage - amenity facilities	\$ 17,596	\$ 18,476	\$ 19,399	\$ 20,369	\$ 21,388	\$ 22,457
Water/sewer						
Water services <sup>2</sup>	\$ 141,750	\$ 148,838	\$ 156,279	\$ 164,093	\$ 172,298	\$ 180,913
Water - Village Center - #324043-44997	\$ 15,628	\$ 16,409	\$ 17,230	\$ 18,091	\$ 18,996	\$ 19,946
Water - Creekside - #324043-45080	\$ 8,451	\$ 8,873	\$ 9,317	\$ 9,783	\$ 10,272	\$ 10,785
Pump house shared facility	\$ 17,943	\$ 18,840	\$ 19,782	\$ 20,771	\$ 21,810	\$ 22,901
<b>TOTAL UTILITIES</b>	<b>\$ 353,262</b>	<b>\$ 374,072</b>	<b>\$ 396,174</b>	<b>\$ 419,653</b>	<b>\$ 444,600</b>	<b>\$ 471,111</b>

	FY 2025 PROJECTED	FY 2026 PROJECTED	FY 2027 PROJECTED	FY 2028 PROJECTED	FY 2029 PROJECTED	FY 2030 PROJECTED
<b>FIELD OPERATIONS</b>						
Stormwater system						
Aquatic contract	\$ 63,000	\$ 66,150	\$ 69,458	\$ 72,930	\$ 76,577	\$ 80,406
Aquatic contract: lake watch	\$ 5,250	\$ 5,513	\$ 5,788	\$ 6,078	\$ 6,381	\$ 6,700
Aquatic contract: aeration maintenance	\$ 4,631	\$ 4,862	\$ 5,105	\$ 5,360	\$ 5,628	\$ 5,910
Lake bank spraying	\$ 7,094	\$ 7,449	\$ 7,821	\$ 8,212	\$ 8,623	\$ 9,054

Stormwater system repairs & maintenance	\$ 17,364	\$ 18,233	\$ 19,144	\$ 20,101	\$ 21,107	\$ 22,162
Property maintenance						
Horticultural consultant	\$ 11,113	\$ 11,669	\$ 12,252	\$ 12,865	\$ 13,508	\$ 14,184
Landscape enhancement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape repairs & replacement	\$ 23,153	\$ 24,310	\$ 25,526	\$ 26,802	\$ 28,142	\$ 29,549
	<b>\$ 730,800</b>	<b>\$ 767,340</b>	<b>\$ 805,707</b>	<b>\$ 845,992</b>	<b>\$ 888,292</b>	<b>\$ 932,707</b>
Landscape maintenance contract services						
Landscape maintenance: croquet	\$ 64,256	\$ 67,469	\$ 70,842	\$ 74,384	\$ 78,103	\$ 82,008
Tree maintenance (Oak tree pruning)	\$ 42,865	\$ 46,294	\$ 49,998	\$ 53,998	\$ 58,318	\$ 62,983
Optional flower rotation	\$ 26,250	\$ 27,563	\$ 28,941	\$ 30,388	\$ 31,907	\$ 33,502
Irrigation repairs & replacement	\$ 44,100	\$ 46,305	\$ 48,620	\$ 51,051	\$ 53,604	\$ 56,284
Roads & bridges repairs	\$ 17,364	\$ 18,233	\$ 19,144	\$ 20,101	\$ 21,107	\$ 22,162
Sidewalk repairs & replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Street light maintenance (including but not limited to Photocell, globe, and bulb replacement)	\$ 5,250	\$ 5,513	\$ 5,788	\$ 6,078	\$ 6,381	\$ 6,700
Vehicle repairs & maintenance	\$ 10,500	\$ 11,025	\$ 11,576	\$ 12,155	\$ 12,763	\$ 13,401
Office supplies: field operations	\$ 16,207	\$ 17,017	\$ 17,868	\$ 18,761	\$ 19,699	\$ 20,684
Holiday lights	\$ 10,419	\$ 10,940	\$ 11,487	\$ 12,061	\$ 12,664	\$ 13,297
CERT operations	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500
Community maintenance	\$ 132,300	\$ 138,915	\$ 145,861	\$ 153,154	\$ 160,811	\$ 168,852
Storm clean-up/Hurricane Clean up	\$ 30,098	\$ 31,603	\$ 33,183	\$ 34,842	\$ 36,585	\$ 38,414
Miscellaneous contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL FIELD OPERATIONS</b>	<b>\$ 1,262,514</b>	<b>\$ 1,326,900</b>	<b>\$1,394,609</b>	<b>\$ 1,465,814</b>	<b>\$1,540,700</b>	<b>\$ 1,619,460</b>

<b>STAFF SUPPORT</b>	<b>FY 2025 PROJECTED</b>	<b>FY 2026 PROJECTED</b>	<b>FY 2027 PROJECTED</b>	<b>FY 2028 PROJECTED</b>	<b>FY 2029 PROJECTED</b>	<b>FY 2030 PROJECTED</b>
Payroll	\$ 668,737	\$ 702,174	\$ 737,282	\$ 774,146	\$ 812,854	\$ 853,496
Merit pay/bonus	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
Payroll taxes	\$ 51,500	\$ 53,045	\$ 54,636	\$ 56,275	\$ 57,964	\$ 59,703
Health insurance	\$ 141,086	\$ 155,195	\$ 170,714	\$ 187,785	\$ 206,564	\$ 227,220
Insurance: workers' compensation	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000
Payroll services	\$ 6,250	\$ 6,250	\$ 6,250	\$ 6,250	\$ 6,250	\$ 6,250

Mileage reimbursement	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000
Vehicle Allowance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Additional Staffing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL STAFF SUPPORT</b>	<b>\$ 930,573</b>	<b>\$ 979,663</b>	<b>\$ 1,031,883</b>	<b>\$ 1,087,457</b>	<b>\$ 1,146,631</b>	<b>\$ 1,209,669</b>

<b>AMENITY OPERATIONS</b>	<b>FY 2025 PROJECTED</b>	<b>FY 2026 PROJECTED</b>	<b>FY 2027 PROJECTED</b>	<b>FY 2028 PROJECTED</b>	<b>FY 2029 PROJECTED</b>	<b>FY 2030 PROJECTED</b>
Amenity Management & Operations	\$ 647,753	\$ 667,186	\$ 687,201	\$ 707,817	\$ 729,052	\$ 750,924
A/C maintenance and service	\$ 4,515	\$ 4,740	\$ 4,977	\$ 5,226	\$ 5,488	\$ 5,762
Fitness equipment service	\$ 8,682	\$ 9,116	\$ 9,572	\$ 10,051	\$ 10,553	\$ 11,081
Music licensing						
Pool/spa permits	\$ 1,013	\$ 1,064	\$ 1,117	\$ 1,173	\$ 1,231	\$ 1,293
Pool chemicals						
Pest control	\$ 4,515	\$ 4,740	\$ 4,977	\$ 5,226	\$ 5,488	\$ 5,762
Amenity maintenance	\$ 132,300	\$ 138,915	\$ 145,861	\$ 153,154	\$ 160,811	\$ 168,852
Special events	\$ 11,576	\$ 12,155	\$ 12,763	\$ 13,401	\$ 14,071	\$ 14,775
<b>TOTAL AMENITY</b>	<b>\$ 841,266</b>	<b>\$ 870,374</b>	<b>\$ 900,549</b>	<b>\$ 931,833</b>	<b>\$ 964,268</b>	<b>\$ 997,900</b>

<b>SECURITY</b>	<b>FY 2025 PROJECTED</b>	<b>FY 2026 PROJECTED</b>	<b>FY 2027 PROJECTED</b>	<b>FY 2028 PROJECTED</b>	<b>FY 2029 PROJECTED</b>	<b>FY 2030 PROJECTED</b>
Gate access control staffing	\$ 236,590	\$ 248,419	\$ 260,840	\$ 273,882	\$ 287,576	\$ 301,955
Additional guards	\$ 9,261	\$ 9,724	\$ 10,210	\$ 10,721	\$ 11,257	\$ 11,820
Guardhouse facility maintenance						
Gate communication devices	\$ 24,310	\$ 25,526	\$ 26,802	\$ 28,142	\$ 29,549	\$ 31,027
Gate operating supplies	\$ 18,522	\$ 19,448	\$ 20,421	\$ 21,442	\$ 22,514	\$ 23,639
Fire & security system	\$ 6,135	\$ 6,442	\$ 6,764	\$ 7,103	\$ 7,458	\$ 7,831
<b>TOTAL SECURITY</b>	<b>\$ 321,068</b>	<b>\$ 337,122</b>	<b>\$ 353,978</b>	<b>\$ 371,677</b>	<b>\$ 390,260</b>	<b>\$ 409,773</b>

**OTHER**

Community Information Guide

Means check with Barry

Means updated to reflect new actual

Means  
amounts  
have been  
changed  
since last  
year

Capital Outlay: Tract K\*  
**TOTAL OTHER**

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	FY 2025 PROJECTED	FY 2026 PROJECTED	FY 2027 PROJECTED	FY 2028 PROJECTED	FY 2029 PROJECTED	FY 2030 PROJECTED
<b>TOTAL O&amp;M EXPENDITURES</b>	\$ 4,235,583	\$ 4,440,395	\$4,662,027	\$ 4,901,230	\$5,143,815	\$ 5,405,651

	FY 2025 PROJECTED	FY 2026 PROJECTED	FY 2027 PROJECTED	FY 2028 PROJECTED	FY 2029 PROJECTED	FY 2030 PROJECTED
<b>TOTAL EXPENDITURES = O&amp;M EXPENSES + FEES + DISCOUNTS</b>	\$ 4,486,348	\$ 4,703,446	\$4,938,332	\$ 5,191,976	\$5,449,109	\$ 5,726,570

	FY 2025 PROJECTED	FY 2026 PROJECTED	FY 2027 PROJECTED	FY 2028 PROJECTED	FY 2029 PROJECTED	FY 2030 PROJECTED
<b>PERCENTAGE INCREASE (DECREASE) IN O&amp;M EXPENDITURES OVER PRIOR YEAR (O&amp;M ONLY)</b>	5.00%	4.84%	4.99%	5.13%	4.95%	5.09%

Note:

1. Cells highlighted in orange are expenditures I am still verifying the actual expenses

2. Capital Outlay: Tract K\* was funded with pre-existing unassigned fund balance which was the result of the proceeds received from the Crescent/Landmar Bankruptcy

3. 2017 O&M had a hurricane cleanup expense of \$438,046

# EXHIBIT 7

	FY 2031 PROJECTED	FY 2032 PROJECTED
<b>REVENUES</b>		
<b>Assessments Levied (net of allowable discounts):</b>		
Assessment Levy - General Fund	\$ 5,632,438	\$ 5,919,807
Assessment Levy - Infrastructure Reinvestment		
Assessment Levy - Escalante Fund (Statement 2)		
<b>Additional Revenues:</b>		
Reuse water	\$ 23,000	\$ 23,000
Gate & amenity guest	\$ 9,000	\$ 9,000
Tennis	\$ 3,000	\$ 3,000
Room rentals	\$ 2,000	\$ 2,000
Interest and miscellaneous	\$ 20,000	\$ 20,000
Amenity activity share	\$ -	\$ -
Insurance proceeds	\$ -	\$ -
Grant	\$ -	\$ -
Settlements	\$ -	\$ -
State reimbursement - Hurricane	\$ -	\$ -
<b>TOTAL REVENUES</b>	<b>\$ 5,689,438</b>	<b>\$ 5,976,807</b>

	FY 2031 PROJECTED	FY 2032 PROJECTED
<b>EXPENDITURES</b>		
<b>ADMINISTRATIVE</b>		
Supervisors - regular meetings	\$ 12,000	\$ 12,000
Supervisor - workshops	\$ 9,000	\$ 9,000
District Management Services		
District management	\$ 51,049	\$ 52,581
Administrative	\$ 13,570	\$ 13,977
Accounting	\$ 28,020	\$ 28,861

Assessment roll preparation	\$ 12,330	\$ 12,700
Disclosure report	\$ -	\$ -
Arbitrage rebate calculation	\$ -	\$ -
Office supplies	\$ 1,551	\$ 1,629
Postage	\$ 4,654	\$ 4,887
Trustee	\$ -	\$ -
Audit	\$ 6,298	\$ 6,518
Legal - general counsel	\$ 150,004	\$ 157,504
Engineering	\$ 56,284	\$ 59,098
Engineering: Stormwater Analysis Report (added per Workshop directive on 3/3/2022)	\$ 5,000	\$ -
Legal advertising	\$ 8,067	\$ 8,470
Bank fees	\$ 2,327	\$ 2,443
Dues & licenses	\$ 271	\$ 285
Property taxes	\$ 3,723	\$ 3,909
Tax collector	\$ -	\$ -
Contingencies & Administrative-Other	\$ -	\$ -
<b>TOTAL ADMINISTRATIVE</b>	<b>\$ 364,149</b>	<b>\$ 373,862</b>

	FY 2031 PROJECTED	FY 2032 PROJECTED
<b>INFORMATION AND TECHNOLOGY</b>		
IT support	\$ 42,556	\$ 44,684
Village Center and Creeside telephone & fax	\$ 10,445	\$ 10,967
Cable/internet-village center/creekside	\$ 18,996	\$ 19,946
Wi-Fi for gates	\$ 7,592	\$ 7,972
Landlines/hot spots for gates and cameras	\$ 40,955	\$ 43,003
Cell phones	\$ 11,297	\$ 11,862
Website hosting & development	\$ 2,350	\$ 2,468
ADA website compliance	\$ 326	\$ 342
Communications: e-blast	\$ 776	\$ 814
<b>TOTAL INFORMATION AND TECHNOLOGY</b>	<b>\$ 135,293</b>	<b>\$ 142,057</b>



	FY 2031 PROJECTED	FY 2032 PROJECTED
<b>INSURANCE</b>		
Insurance: general liability & public officials	\$ 234,080	\$ 257,488
Insurance: property	\$ -	\$ -
Insurance: auto general liability	\$ -	\$ -
Flood insurance	\$ 12,664	\$ 14,564
<b>TOTAL INSURANCE</b>	<b>\$ 246,744</b>	<b>\$ 272,052</b>

	FY 2031 PROJECTED	FY 2032 PROJECTED
<b>UTILITIES</b>		
Electric		
Electric services - #12316, 85596, 65378	\$ 11,069	\$ 11,954
Electric- Village Center - #18308	\$ 67,050	\$ 72,414
Electric - Creekside - #87064, 70333	\$ 45,764	\$ 49,425
Street lights <sup>1</sup>	\$ 42,571	\$ 45,977
Propane - spas/café	\$ 62,984	\$ 66,133
Garbage - amenity facilities	\$ 23,580	\$ 24,759
Water/sewer		
Water services <sup>2</sup>	\$ 189,959	\$ 199,456
Water - Village Center - #324043-44997	\$ 20,943	\$ 21,990
Water - Creekside - #324043-45080	\$ 11,325	\$ 11,891
Pump house shared facility	\$ 24,046	\$ 25,248
<b>TOTAL UTILITIES</b>	<b>\$ 499,290</b>	<b>\$ 529,248</b>

	FY 2031 PROJECTED	FY 2032 PROJECTED
<b>FIELD OPERATIONS</b>		
Stormwater system		
Aquatic contract	\$ 84,426	\$ 88,647
Aquatic contract: lake watch	\$ 7,036	\$ 7,387

Aquatic contract: aeration maintenance	\$ 6,205	\$ 6,516
Lake bank spraying	\$ 9,507	\$ 9,982
Stormwater system repairs & maintenance	\$ 23,270	\$ 24,433
Property maintenance		
Horticultural consultant	\$ 14,893	\$ 15,637
Landscape enhancement	\$ -	\$ -
Landscape repairs & replacement	\$ 31,027	\$ 32,578
	<b>\$ 979,342</b>	<b>\$ 1,028,309</b>
Landscape maintenance contract services		
Landscape maintenance: croquet	\$ 86,109	\$ 90,414
Tree maintenance (Oak tree pruning)	\$ 68,022	\$ 73,463
Optional flower rotation	\$ 35,178	\$ 36,936
Irrigation repairs & replacement	\$ 59,098	\$ 62,053
Roads & bridges repairs	\$ 23,270	\$ 24,433
Sidewalk repairs & replacement	\$ -	\$ -
Street light maintenance (including but not limited to Photocell, globe, and bulb replacement)	\$ 7,036	\$ 7,387
Vehicle repairs & maintenance	\$ 14,071	\$ 14,775
Office supplies: field operations	\$ 21,719	\$ 22,805
Holiday lights	\$ 13,962	\$ 14,660
CERT operations	\$ 500	\$ 500
Community maintenance	\$ 177,295	\$ 186,159
Storm clean-up/Hurricane Clean up	\$ 40,335	\$ 42,351
Miscellaneous contingency	\$ -	\$ -
<b>TOTAL FIELD OPERATIONS</b>	<b>\$ 1,702,297</b>	<b>\$ 1,789,428</b>

	FY 2031 PROJECTED	FY 2032 PROJECTED
<b>STAFF SUPPORT</b>		
Payroll	\$ 896,171	\$ 940,980
Merit pay/bonus	\$ 25,000	\$ 25,000
Payroll taxes	\$ 61,494	\$ 63,339

Health insurance	\$ 249,942	\$ 274,937
Insurance: workers' compensation	\$ 30,000	\$ 30,000
Payroll services	\$ 6,250	\$ 6,250
Mileage reimbursement	\$ 8,000	\$ 8,000
Vehicle Allowance	\$ -	\$ -
Additional Staffing	\$ -	\$ -
<b>TOTAL STAFF SUPPORT</b>	<b>\$ 1,276,857</b>	<b>\$ 1,348,505</b>

	FY 2031 PROJECTED	FY 2032 PROJECTED
<b>AMENITY OPERATIONS</b>		
Amenity Management & Operations	\$ 773,451	\$ 796,655
A/C maintenance and service	\$ 6,050	\$ 6,353
Fitness equipment service	\$ 11,635	\$ 12,217
Music licensing	\$ 5,628	\$ 5,910
Pool/spa permits	\$ 1,357	\$ 1,425
Pool chemicals	\$ 35,797	\$ 37,586
Pest control	\$ 6,050	\$ 6,353
Amenity maintenance	\$ 177,295	\$ 186,159
Special events	\$ 15,513	\$ 16,289
<b>TOTAL AMENITY</b>	<b>\$ 1,032,777</b>	<b>\$ 1,068,947</b>

	FY 2031 PROJECTED	FY 2032 PROJECTED
<b>SECURITY</b>		
Gate access control staffing	\$ 317,053	\$ 332,905
Additional guards	\$ 12,411	\$ 13,031
Guardhouse facility maintenance	\$ 35,178	\$ 36,936
Gate communication devices	\$ 32,578	\$ 34,207
Gate operating supplies	\$ 24,821	\$ 26,062
Fire & security system	\$ 8,222	\$ 8,633
<b>TOTAL SECURITY</b>	<b>\$ 430,262</b>	<b>\$ 451,775</b>

**OTHER**

Community Information Guide

Capital Outlay: Tract K\*

**TOTAL OTHER**

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	FY 2031 PROJECTED	FY 2032 PROJECTED
<b>TOTAL O&amp;M EXPENDITURES</b>	<b>\$ 5,687,669</b>	<b>\$ 5,975,874</b>

	FY 2031 PROJECTED	FY 2032 PROJECTED
<b>TOTAL EXPENDITURES = O&amp;M EXPENSES + FEES + DISCOUNTS</b>	<b>\$ 6,025,615</b>	<b>\$ 6,331,063</b>

	FY 2031 PROJECTED	FY 2032 PROJECTED
<b>PERCENTAGE INCREASE (DECREASE) IN O&amp;M EXPENDITURES OVER PRIOR YEAR (O&amp;M ONLY)</b>	<b>5.22%</b>	<b>5.07%</b>

Note:

1. Cells highlighted in orange are expenditures I am still verifying the actual expenses

2. Capital Outlay: Tract K\* was funded with pre-existing unassigned fund balance which was the result of the proceeds received from the Crescent/Landmar Bankruptcy

3. 2017 O&M had a hurricane cleanup expense of \$438,046

# EXHIBIT 8

General Fund Departments	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
ADMINISTRATIVE	\$ 316,020	\$ 308,366	\$ 328,004	\$ 284,802	\$ 331,415	\$ 363,325	\$ 259,525	\$ 262,152	\$ 272,540	\$ 288,336
INFORMATION AND TECHNOLOGY	\$ 55,055	\$ 50,814	\$ 42,457	\$ 48,915	\$ 52,069	\$ 57,172	\$ 83,799	\$ 87,989	\$ 96,150	\$ 100,958
INSURANCE	\$ 57,200	\$ 57,200	\$ 65,515	\$ 73,051	\$ 75,845	\$ 86,189	\$ 95,123	\$ 102,532	\$ 124,881	\$ 137,607
UTILITIES	\$ 283,703	\$ 284,513	\$ 340,286	\$ 302,879	\$ 293,977	\$ 223,205	\$ 285,300	\$ 307,385	\$ 333,665	\$ 353,262
FIELD OPERATIONS	\$ 761,129	\$ 1,246,198	\$ 846,579	\$ 1,009,857	\$ 1,058,043	\$ 1,099,863	\$ 1,010,396	\$ 1,090,649	\$ 1,201,284	\$ 1,262,514
STAFF SUPPORT	\$ 371,049	\$ 363,309	\$ 396,232	\$ 470,800	\$ 519,331	\$ 568,399	\$ 870,590	\$ 882,049	\$ 886,402	\$ 930,573
AMENITY OPERATIONS	\$ 640,741	\$ 674,126	\$ 671,244	\$ 684,915	\$ 694,797	\$ 818,476	\$ 747,981	\$ 778,085	\$ 813,185	\$ 841,266
OTHER	\$ 69,992	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SECURITY	\$ 146,209	\$ 195,422	\$ 210,698	\$ 202,232	\$ 235,969	\$ 247,091	\$ 270,675	\$ 284,209	\$ 305,779	\$ 321,068
<b>GENERAL FUND DEPARTMENTS EXPENSE (O&amp;M) TOTAL</b>	<b>\$ 2,701,098</b>	<b>\$ 3,179,948</b>	<b>\$ 2,901,015</b>	<b>\$ 3,077,451</b>	<b>\$ 3,261,446</b>	<b>\$ 3,463,720</b>	<b>\$ 3,623,389</b>	<b>\$ 3,795,050</b>	<b>\$ 4,033,885</b>	<b>\$ 4,235,583</b>
<b>Difference year over year of Expense</b>										
\$		\$ 478,850	\$ (278,933)	\$ 176,436	\$ 183,995	\$ 202,274	\$ 159,669	\$ 171,661	\$ 238,835	\$ 201,697
<b>Original Projected O &amp; M Assessment (August, 2022)</b>									\$ 2,180	\$ 2,279
<b>Actual/Estimated O&amp;M Assessment (based on 1910.7 Units)</b>	\$ 1,441	\$ 1,522	\$ 1,545	\$ 1,618	\$ 1,766	\$ 1,916	\$ 1,983	\$ 2,081	\$ 2,215	\$ 2,327
<b>\$ Difference Year over Year for Actual/Projected O&amp;M Assessment</b>		\$ 81	\$ 23	\$ 73	\$ 148	\$ 150	\$ 67	\$ 98	\$ 134	\$ 112
<b>Percentage increase/decrease in O&amp;M assessment over previous year</b>		5.6%	1.5%	4.7%	9.1%	8.5%	3.5%	4.9%	6.4%	5.1%

# EXHIBIT 9



<b>General Fund Departments</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>
ADMINISTRATIVE	\$ 294,618	\$ 306,408	\$ 323,731	\$ 331,611	\$ 345,074	\$ 364,149	\$ 373,862	\$ 389,292
INFORMATION AND TECHNOLOGY	\$ 106,005	\$ 111,306	\$ 116,871	\$ 122,715	\$ 128,850	\$ 135,293	\$ 142,057	\$ 143,325
INSURANCE	\$ 151,642	\$ 167,121	\$ 184,195	\$ 203,031	\$ 223,812	\$ 246,744	\$ 272,052	\$ 220,773
UTILITIES	\$ 374,072	\$ 396,174	\$ 419,653	\$ 444,600	\$ 471,111	\$ 499,290	\$ 529,248	\$ 548,363
FIELD OPERATIONS	\$1,326,900	\$ 1,394,609	\$ 1,465,814	\$ 1,540,700	\$ 1,619,460	\$ 1,702,297	\$ 1,789,428	\$ 1,639,348
STAFF SUPPORT	\$ 979,663	\$ 1,031,883	\$ 1,087,457	\$ 1,146,631	\$ 1,209,669	\$ 1,276,857	\$ 1,348,505	\$ 1,469,420
AMENITY OPERATIONS	\$ 870,374	\$ 900,549	\$ 931,833	\$ 964,268	\$ 997,900	\$ 1,032,777	\$ 1,068,947	\$ 1,093,420
OTHER	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SECURITY	\$ 337,122	\$ 353,978	\$ 371,677	\$ 390,260	\$ 409,773	\$ 430,262	\$ 451,775	\$ 462,946
<b>GENERAL FUND DEPARTMENTS EXPENSE (O&amp;M) TOTAL</b>	<b>\$ 4,440,395</b>	<b>\$ 4,662,027</b>	<b>\$ 4,901,230</b>	<b>\$ 5,143,815</b>	<b>\$ 5,405,651</b>	<b>\$ 5,687,669</b>	<b>\$ 5,975,874</b>	<b>\$ 5,966,887</b>
<b>Difference year over year of Expense</b>								
<b>\$</b>	<b>\$ 204,813</b>	<b>\$ 221,631</b>	<b>\$ 239,204</b>	<b>\$ 242,585</b>	<b>\$ 261,835</b>	<b>\$ 282,018</b>	<b>\$ 288,205</b>	<b>\$ (8,987)</b>
<b>Original Projected O &amp; M Assessment (August, 2022)</b>	<b>\$ 2,384</b>	<b>\$ 2,494</b>	<b>\$ 2,610</b>	<b>\$ 2,732</b>	<b>\$ 2,861</b>	<b>\$ 2,997</b>	<b>\$ 3,140</b>	
<b>Actual/Estimated O&amp;M Assessment (based on 1910.7 Units)</b>	<b>\$ 2,441</b>	<b>\$ 2,564</b>	<b>\$ 2,698</b>	<b>\$ 2,833</b>	<b>\$ 2,978</b>	<b>\$ 3,136</b>	<b>\$ 3,296</b>	<b>\$ 3,291</b>
<b>\$ Difference Year over Year for Actual/Projected O&amp;M Assessment</b>	<b>\$ 114</b>	<b>\$ 123</b>	<b>\$ 134</b>	<b>\$ 135</b>	<b>\$ 145</b>	<b>\$ 158</b>	<b>\$ 160</b>	<b>\$ (5)</b>
<b>Percentage increase/decrease in O&amp;M assessment over previous year</b>	<b>4.9%</b>	<b>5.0%</b>	<b>5.2%</b>	<b>5.0%</b>	<b>5.1%</b>	<b>5.3%</b>	<b>5.1%</b>	<b>-0.2%</b>

# EXHIBIT 10

General Fund Departments	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
ADMINISTRATIVE	\$ 316,020	\$ 308,366	\$ 328,004	\$ 284,802	\$ 331,415	\$ 363,325	\$ 259,525	\$ 262,152	\$ 272,540	\$ 288,336	\$ 294,618
INFORMATION AND TECHNOLOGY	\$ 55,055	\$ 50,814	\$ 42,457	\$ 48,915	\$ 52,069	\$ 57,172	\$ 83,799	\$ 87,989	\$ 96,150	\$ 100,958	\$ 106,005
INSURANCE	\$ 57,200	\$ 57,200	\$ 65,515	\$ 73,051	\$ 75,845	\$ 86,189	\$ 95,123	\$ 102,532	\$ 124,881	\$ 137,607	\$ 151,642
UTILITIES	\$ 283,703	\$ 284,513	\$ 340,286	\$ 302,879	\$ 293,977	\$ 223,205	\$ 285,300	\$ 307,385	\$ 333,665	\$ 353,262	\$ 374,072
FIELD OPERATIONS	\$ 761,129	\$ 1,246,198	\$ 846,579	\$ 1,009,857	\$ 1,058,043	\$ 1,099,863	\$ 1,010,396	\$ 1,090,649	\$ 1,201,284	\$ 1,262,514	\$ 1,326,900
STAFF SUPPORT	\$ 371,049	\$ 363,309	\$ 396,232	\$ 470,800	\$ 519,331	\$ 568,399	\$ 870,590	\$ 882,049	\$ 886,402	\$ 930,573	\$ 979,663
AMENITY OPERATIONS	\$ 640,741	\$ 674,126	\$ 671,244	\$ 684,915	\$ 694,797	\$ 818,476	\$ 747,981	\$ 778,085	\$ 813,185	\$ 841,266	\$ 870,374
OTHER	\$ 69,992	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SECURITY	\$ 146,209	\$ 195,422	\$ 210,698	\$ 202,232	\$ 235,969	\$ 247,091	\$ 270,675	\$ 284,209	\$ 305,779	\$ 321,068	\$ 337,122
<b>GENERAL FUND DEPARTMENTS EXPENSE (O&amp;M) TOTAL</b>	<b>\$ 2,701,098</b>	<b>\$ 3,179,948</b>	<b>\$ 2,901,015</b>	<b>\$ 3,077,451</b>	<b>\$ 3,261,446</b>	<b>\$ 3,463,720</b>	<b>\$ 3,623,389</b>	<b>\$ 3,795,050</b>	<b>\$ 4,033,885</b>	<b>\$ 4,235,583</b>	<b>\$ 4,440,395</b>
Difference year over year of Expense \$		\$ 478,850	\$ (278,933)	\$ 176,436	\$ 183,995	\$ 202,274	\$ 159,669	\$ 171,661	\$ 238,835	\$ 201,697	\$ 204,813
Original Projected O & M Assessment (August, 2022)									\$ 2,180	\$ 2,279	\$ 2,384
Actual/Estimated O&M Assessment (based on 1910.7 Units)	\$ 1,441	\$ 1,522	\$ 1,545	\$ 1,618	\$ 1,766	\$ 1,916	\$ 1,983	\$ 2,081	\$ 2,215	\$ 2,327	\$ 2,441
\$ Difference Year over Year for Actual/Projected O&M Assessment		\$ 81	\$ 23	\$ 73	\$ 148	\$ 150	\$ 67	\$ 98	\$ 134	\$ 112	\$ 114
Percentage increase/decrease in O&M assessment over previous year		5.6%	1.5%	4.7%	9.1%	8.5%	3.5%	4.9%	6.4%	5.1%	4.9%
Actual Capital Assessment	\$ 453	\$ 397	\$ 413	\$ 397	\$ 551	\$ 435	\$ 435				
Actual Debt Service Assessment	\$ 391	\$ 360	\$ 360	\$ 302	\$ -	\$ -	\$ -				
Actual O&M Assessment + Actual Capital Assessment (Kevin's Numbers)	\$ 1,894	\$ 1,919	\$ 1,958	\$ 2,015	\$ 2,317	\$ 2,351	\$ 2,418				
<b>LONG TERM CAPITAL FUND EXPENSE (SRF) TOTAL</b>							\$ 1,082,025	\$ 803,046	\$ 1,117,324	\$ 1,560,639	\$ 942,701
Option 3 Annual SRF Assessment							\$ 434	\$ 457	\$ 480	\$ 504	\$ 528
\$ Difference Year over Year for Option 3 SRF Assessment								\$ 23	\$ 23	\$ 24	\$ 24
Percentage increase/decrease in SRF assessment over previous year								5.3%	5.0%	5.0%	4.8%
O&M Annual Assessment + Option 3 SRF Annual Assessment							\$ 2,417	\$ 2,538	\$ 2,695	\$ 2,831	\$ 2,969
Percentage increase in TOTAL Assessments over previous year								5.0%	6.2%	5.0%	4.9%

# EXHIBIT 11

General Fund Departments	2027	2028	2029	2030	2031	2032	2033
ADMINISTRATIVE	\$ 306,408	\$ 323,731	\$ 331,611	\$ 345,074	\$ 364,149	\$ 373,862	\$ 389,292
INFORMATION AND TECHNOLOGY	\$ 111,306	\$ 116,871	\$ 122,715	\$ 128,850	\$ 135,293	\$ 142,057	\$ 143,325
INSURANCE	\$ 167,121	\$ 184,195	\$ 203,031	\$ 223,812	\$ 246,744	\$ 272,052	\$ 220,773
UTILITIES	\$ 396,174	\$ 419,653	\$ 444,600	\$ 471,111	\$ 499,290	\$ 529,248	\$ 548,363
FIELD OPERATIONS	\$ 1,394,609	\$ 1,465,814	\$ 1,540,700	\$ 1,619,460	\$ 1,702,297	\$ 1,789,428	\$ 1,639,348
STAFF SUPPORT	\$ 1,031,883	\$ 1,087,457	\$ 1,146,631	\$ 1,209,669	\$ 1,276,857	\$ 1,348,505	\$ 1,469,420
AMENITY OPERATIONS	\$ 900,549	\$ 931,833	\$ 964,268	\$ 997,900	\$ 1,032,777	\$ 1,068,947	\$ 1,093,420
OTHER	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SECURITY	\$ 353,978	\$ 371,677	\$ 390,260	\$ 409,773	\$ 430,262	\$ 451,775	\$ 462,946
<b>GENERAL FUND DEPARTMENTS</b>							
<b>EXPENSE (O&amp;M) TOTAL</b>	<b>\$ 4,662,027</b>	<b>\$ 4,901,230</b>	<b>\$ 5,143,815</b>	<b>\$ 5,405,651</b>	<b>\$ 5,687,669</b>	<b>\$ 5,975,874</b>	<b>\$ 5,966,887</b>
Difference year over year of Expense \$	\$ 221,631	\$ 239,204	\$ 242,585	\$ 261,835	\$ 282,018	\$ 288,205	\$ (8,987)
Original Projected O & M Assessment (August, 2022)	\$ 2,494	\$ 2,610	\$ 2,732	\$ 2,861	\$ 2,997	\$ 3,140	
Actual/Estimated O&M Assessment (based on 1910.7 Units)	\$ 2,564	\$ 2,698	\$ 2,833	\$ 2,978	\$ 3,136	\$ 3,296	\$ 3,291
\$ Difference Year over Year for Actual/Projected O&M Assessment	\$ 123	\$ 134	\$ 135	\$ 145	\$ 158	\$ 160	\$ (5)
Percentage increase/decrease in O&M assessment over previous year	5.0%	5.2%	5.0%	5.1%	5.3%	5.1%	-0.2%
Actual Capital Assessment							
Actual Debt Service Assessment							
Actual O&M Assessment + Actual Capital Assessment (Kevin's Numbers)							
<b>LONG TERM CAPITAL FUND EXPENSE (SRF) TOTAL</b>	<b>\$915,298</b>	<b>\$1,015,564</b>	<b>\$822,059</b>	<b>\$1,256,575</b>	<b>\$1,345,860</b>	<b>\$1,227,329</b>	
Option 3 Annual SRF Assessment	\$ 552	\$ 574	\$ 597	\$ 621	\$ 645	\$ 665	
\$ Difference Year over Year for Option 3 SRF Assessment	\$ 24	\$ 22	\$ 23	\$ 24	\$ 24	\$ 20	
Percentage increase/decrease in SRF assessment over previous year	4.5%	4.0%	4.0%	4.0%	3.9%	3.1%	
O&M Annual Assessment + Option 3 SRF Annual Assessment	\$ 3,116	\$ 3,272	\$ 3,430	\$ 3,599	\$ 3,781	\$ 3,961	
Percentage increase in TOTAL Assessments over previous year	5.0%	5.0%	4.8%	4.9%	5.1%	4.8%	

# EXHIBIT 12

**Date & Time** 7/18/2022 10:45 \$ in thousands

Year	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total	
<b>O&amp;M</b>												
Field Ops	1091	1208	1269	1334	1402	1474	1549	1628	1711	1799	14465	
Amenity Ops	778	841	841	870	901	932	964	998	1033	1069	9227	
Staff	882	886	931	980	1032	1087	1147	1210	1277	1349	10781	
Admin	262	273	288	295	306	324	332	345	364	374	3163	
Utilities	307	334	353	374	396	420	445	471	499	529	4128	
Security	284	306	321	337	354	372	390	410	430	452	3656	
Insurance	103	125	138	152	167	184	203	224	247	272	1815	
IT	88	96	101	106	111	117	123	129	135	142	1148	
<b>Total</b>	<b>3797</b>	<b>3972</b>	<b>4149</b>	<b>4337</b>	<b>4535</b>	<b>4744</b>	<b>4964</b>	<b>5195</b>	<b>5439</b>	<b>5986</b>	<b>47118</b>	
YOY % Change												
O&M Assessment	2082	2218	2331	2445	2569	2702	2837	2983	3140	3301		
YOY % Change		6.5%	5.1%	4.9%	5.1%	5.2%	5.0%	5.1%	5.3%	5.1%		
<b>Capital</b>												
Roads	219	225	232	239	264	272	261	269	374	314	2669	
Concrete	150	150	150	150	150	150	150	150	150	150	1500	
Café	0	56	864	0	8	0	0	17	8	34	987	
Pools	104	182	0	34	93	113	8	88	143	98	863	
Landscape	55	56	58	60	61	63	65	67	69	71	625	
Lightpoles	30	30	30	30	30	30	30	30	30	30	300	
Firewise	30	30	30	30	30	30	30	30	30	30	300	
Mtnce Equip	0	66	0	4	0	5	114	0	83	19	291	
Tennis	15	38	0	4	0	43	0	107	0	45	252	
Mons. & Mailboxes	16	17	41	18	18	19	20	57	21	21	248	
Piers & Bridges	0	0	0	0	4	0	0	161	60	18	243	
Fitness Centers	0	0	0	30	40	42	23	26	52	19	232	
Croquet	0	54	23	73	0	61	0	0	0	0	211	
Basketball	0	45	0	0	0	7	0	42	110	0	204	
Other	185	168	133	271	217	181	121	213	216	398	2103	
<b>Total</b>	<b>804</b>	<b>1117</b>	<b>1561</b>	<b>943</b>	<b>915</b>	<b>1016</b>	<b>822</b>	<b>1257</b>	<b>1346</b>	<b>1227</b>	<b>11008</b>	
Assessment	457	480	504	528	552	574	597	621	645	665		
YOY % Change		5.0%	5.0%	4.8%	4.5%	4.0%	4.0%	4.0%	3.9%	3.1%		
<b>Total</b>	<b>Assessment</b>	2539	2698	2835	2973	3121	3276	3434	3604	3785	3966	
	<b>YOY % Change</b>	5.0%	6.3%	5.1%	4.9%	5.0%	5.0%	4.8%	5.0%	5.0%	4.8%	
<b>Fund Balance</b>	<b>Unassigned</b>	<b>O&amp;M</b>	610	568	525	479	431	379	324	267	207	143
	YOY Change		-42	-43	-46	-48	-52	-55	-57	-60	-64	
	<b>Disaster</b>		750	750	750	750	750	750	750	750	750	
	<b>WC</b>		949	993	1037	1084	1134	1186	1241	1299	1360	1424
		<b>SRF</b>	1439	1184	528	533	608	624	873	731	544	511
	YOY Change		-255	-656	5	75	16	249	-142	-187	-33	
		<b>Total FB (O&amp;M + SRF)</b>	<b>3748</b>	<b>3495</b>	<b>2840</b>	<b>2846</b>	<b>2923</b>	<b>2939</b>	<b>3188</b>	<b>3047</b>	<b>2861</b>	<b>2828</b>