

**GRAND HAVEN CDD**  
**FISCAL YEAR 2022-2023 ADOPTED BUDGET**  
**GENERAL FUND**

	<b>FY 2022 ADOPTED</b>	<b>FY 2022 ACTUAL THROUGH 6/30/2022</b>	<b>FY 2023 ADOPTED</b>	<b>VARIANCE FY 2022 - FY 2023</b>
1 <b>REVENUES</b>				
2 <b>Assessments Levied (net of allowable discounts):</b>				
3     Assessment Levy - General Fund	\$ 3,559,266	\$ 3,550,572	\$ 3,738,054	\$ 178,788
4     Assessment Levy - Escalante Fund	8,281	8,262	-	(8,281)
5 <b>Additional Revenues:</b>				-
6     Reuse water	23,166	80,618	23,000	(166)
7     Gate & amenity guest	8,000	11,269	9,000	1,000
8     Tennis	500	235	3,000	2,500
9     Room rentals	500	3,066	2,000	1,500
10     Interest and miscellaneous	23,676	11,418	20,000	(3,676)
15 <b>TOTAL REVENUES</b>	<b>3,623,389</b>	<b>3,665,440</b>	<b>3,795,054</b>	<b>171,665</b>
16				
17 <b>EXPENDITURES</b>				
18 <b>ADMINISTRATIVE</b>				
19     Supervisors - regular meetings	12,000	9,000	12,000	-
20     Supervisor - workshops	9,000	7,800	9,000	-
21     District management	39,125	29,344	40,299	1,174
22     Administrative	10,400	7,800	10,712	312
23     Accounting	21,475	16,106	22,119	644
24     Assessment roll preparation	9,450	7,088	9,734	284
25     Office supplies	1,000	2,636	1,050	50
26     Postage	3,000	-	3,150	150
27     Audit	11,300	-	4,850	(6,450)
28     Legal - general counsel	103,000	67,991	103,000	-
29     Engineering	30,000	32,047	31,500	1,500
30     Engineer Stormwater Analysis		-	5,000	5,000
31     Legal advertising	5,200	1,762	5,460	260
32     Bank fees	1,500	818	1,575	75
33     Dues & licenses	175	175	184	9
34     Property taxes	2,400	2,087	2,520	120
36     Contingency	500	841	-	(500)
37 <b>TOTAL ADMINISTRATIVE</b>	<b>259,525</b>	<b>185,495</b>	<b>262,153</b>	<b>2,628</b>
38				

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**GENERAL FUND**

	<b>FY 2022 ADOPTED</b>	<b>FY 2022 ACTUAL THROUGH 6/30/2022</b>	<b>FY 2023 ADOPTED</b>	<b>VARIANCE FY 2022 - FY 2023</b>
39 <b>INFORMATION AND TECHNOLOGY</b>				
40 IT support	26,670	30,092	28,004	1,334
41 Village Center and Creeside telephone & fax	6,546	5,135	6,873	327
42 Cable/internet-village center/creekside	9,782	9,165	10,271	489
43 Wi-Fi for gates	4,894	1,528	5,139	245
44 Landlines/hot spots for gates and cameras	26,400	8,036	27,720	1,320
45 Cell phones	7,282	5,559	7,646	364
46 Website hosting & development	1,515	1,136	1,591	76
47 ADA website compliance	210	210	221	11
48 Communications: e-blast	500	419	525	25
49 <b>TOTAL INFORMATION AND TECHNOLOGY</b>	<b>83,799</b>	<b>61,280</b>	<b>87,990</b>	<b>4,191</b>
50 <b>INSURANCE</b>				
51 Insurance: general liability & public officials	11,935	11,935	12,532	597
52 Insurance: property	76,435	76,613	82,550	6,115
53 Insurance: auto general liability	3,153	3,153	3,311	158
54 Flood insurance	3,600	-	4,140	540
55 <b>TOTAL INSURANCE</b>	<b>95,123</b>	<b>91,701</b>	<b>102,533</b>	<b>7,410</b>
56 <b>UTILITIES</b>				
57 Electric				
58 Electric services - #12316, 85596, 65378	5,200	4,275	5,980	780
59 Electric- Village Center - #18308	31,500	23,183	36,225	4,725
60 Electric - Creekside - #87064, 70333	21,500	17,769	24,725	3,225
61 Street lights <sup>1</sup>	20,000	16,866	23,000	3,000
62 Propane - spas/café	40,600	31,683	42,630	2,030
63 Garbage - amenity facilities	15,200	8,242	15,960	760
64 Water/sewer				
65 Water services <sup>2</sup>	115,000	94,832	120,750	5,750
66 Water - Village Center - #324043-44997	13,500	9,214	14,175	675
67 Water - Creekside - #324043-45080	7,300	4,976	7,665	365
68 Pump house shared facility	15,500	3,316	16,275	775
69 <b>TOTAL UTILITIES</b>	<b>285,300</b>	<b>214,356</b>	<b>307,385</b>	<b>22,085</b>
70				
71				
72				

**GRAND HAVEN CDD**  
**FISCAL YEAR 2022-2023 ADOPTED BUDGET**  
**GENERAL FUND**

	<b>FY 2022 ADOPTED</b>	<b>FY 2022 ACTUAL THROUGH 6/30/2022</b>	<b>FY 2023 ADOPTED</b>	<b>VARIANCE FY 2022 - FY 2023</b>
73 <b>FIELD OPERATIONS</b>				
74 Stormwater system				
75 Aquatic contract	51,438	41,733	54,010	2,572
76 Aquatic contract: lake watch	4,076	3,264	4,280	204
77 Aquatic contract: aeration maintenance	4,000	1,252	4,200	200
78 Lake bank spraying	6,128	-	6,434	306
79 Stormwater system repairs & maintenance	15,000	-	15,750	750
80 Property maintenance				
81 Horticultural consultant	9,600	7,200	10,080	480
82 Landscape repairs & replacement	20,000	34,257	21,000	1,000
83 Landscape maintenance contract services	585,814	439,360	615,105	29,291
84 Landscape maintenance: croquet	50,800	37,511	53,340	2,540
85 Tree maintenance (Oak tree pruning)	35,000	48,700	36,750	1,750
86 Optional flower rotation	20,000	23,127	21,000	1,000
87 Irrigation repairs & replacement	22,000	15,804	40,000	18,000
88 Roads & bridges repairs	15,000	-	15,750	750
89 Street light maintenance	15,000	556	15,750	750
90 Vehicle repairs & maintenance	5,000	6,482	5,250	250
91 Office supplies: field operations	14,000	8,493	14,700	700
92 Holiday lights	9,000	3,568	9,450	450
93 CERT operations	500	114	500	-
94 Community maintenance	98,040	71,290	120,000	21,960
95 Storm clean-up	26,000	-	27,300	1,300
96 Miscellaneous contingency	4,000	5,100	-	(4,000)
97 <b>TOTAL FIELD OPERATIONS</b>	<b>1,010,396</b>	<b>747,811</b>	<b>1,090,649</b>	<b>80,253</b>
98				
99 <b>STAFF SUPPORT</b>				
100 Payroll	607,333	398,205	606,564	(769)
101 Merit pay/bonus	25,000	6,029	25,000	-
102 Payroll taxes	79,257	29,388	81,635	2,378
103 Health insurance	106,000	67,771	116,600	10,600
104 Insurance: workers' compensation	30,000	12,055	30,000	-
105 Payroll services	6,250	4,209	6,250	-
106 Mileage reimbursement	2,750	4,280	16,000	13,250
107 Vehicle Allowance	14,000	-	-	(14,000)
108 <b>TOTAL STAFF SUPPORT</b>	<b>870,590</b>	<b>521,937</b>	<b>882,049</b>	<b>11,459</b>
109				

**GRAND HAVEN CDD**  
**FISCAL YEAR 2022-2023 ADOPTED BUDGET**  
**GENERAL FUND**

	<b>FY 2022 ADOPTED</b>	<b>FY 2022 ACTUAL THROUGH 6/30/2022</b>	<b>FY 2023 ADOPTED</b>	<b>VARIANCE FY 2022 - FY 2023</b>
110 <b>AMENITY OPERATIONS</b>				
111   Amenity Management	592,786	440,589	610,570	17,784
112   A/C maintenance and service	3,900	-	4,095	195
113   Fitness equipment service	7,500	805	7,875	375
114   Music licensing	3,520	3,757	3,757	237
115   Pool/spa permits	875	875	919	44
116   Pool chemicals	15,500	10,475	16,275	775
117   Pest control	3,900	1,330	4,095	195
118   Amenity maintenance	110,000	176,555	120,000	10,000
119   Special events	10,000	2,069	10,500	500
120 <b>TOTAL AMENITY</b>	<b>747,981</b>	<b>636,455</b>	<b>778,086</b>	<b>30,105</b>
121				
122 <b>SECURITY</b>				
123   Gate access control staffing	204,375	158,849	214,594	10,219
124   Additional guards	8,000	2,341	8,400	400
125   Guardhouse facility maintenance	16,000	18,687	16,800	800
126   Gate communication devices	21,000	6,665	22,050	1,050
127   Gate operating supplies	16,000	43,010	16,800	800
128   Fire & security system	5,300	3,666	5,565	265
129 <b>TOTAL SECURITY</b>	<b>270,675</b>	<b>233,218</b>	<b>284,209</b>	<b>13,534</b>
130				
131 <b>TOTAL EXPENDITURES</b>	<b>3,623,389</b>	<b>2,692,252</b>	<b>3,795,054</b>	<b>171,665</b>
132				
133 <b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>(1,721,111)</b>	<b>973,188</b>	<b>-</b>	<b>-</b>

**GRAND HAVEN CDD**  
**FISCAL YEAR 2022-2023 ADOPTED BUDGET**  
**CONTRACT SUMMARY**

	FINANCIAL STATEMENT CATEGORY	FY 2023 ADOPTED	SERVICE PROVIDER	COMMENS (SCOPE OF SERVICE)
1	<b>REVENUES</b>			
2	<b>Additional Revenues:</b>			
3	Reuse water	23,000	City of Palm Coast	
4	Gate & amenity guest	9,000	CDD	
5	Tennis	3,000	CDD	
6	Room rentals	2,000	CDD	
7	Interest and miscellaneous	20,000	Bank United	
8	Amenity activity share	-	Vesta	
9	Insurance proceeds	-	N/A	
10	Grant	-	N/A	
11	State reimbursement - Hurricane	-	N/A	
12	<b>TOTAL ADDITIONAL REVENUES</b>	<b>57,000</b>		
13				
14	<b>EXPENDITURES</b>			
15	<b>ADMINISTRATIVE</b>			
16	Supervisors - regular meetings	12,000	CDD	Florida Statute, Chapter 190.006(8) sets a \$200 per Supervisor for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year per Supervisor. The District anticipates 12 meetings and 10 workshops
17	Supervisor - workshops	9,000	CDD	
18	District Management Services		DPFG	
19	District management	40,299	DPFG	Florida Statute, Chapter 190.007(1) states that the Board shall employ and fix the compensation of a District Manager. The District Manager shall have charge and supervision of the works of the District. The District entered into an agreement with DPFG-MC a wholly owned subsidiary of Vesta Property Services, Inc., for district management services on August 8, 2021, which remains in effect until such a time as either party terminates the agreement. The following services are provided under the District Management Agreement in addition to the District Management
20	Administrative	10,712	DPFG	DPFG provides administrative services to the District under the management services agreement. These services include preparation of meeting agenda and minutes, coordinating postings on the website, records retention, responding to resident requests and complying with all regulatory requirements involving District activities.
21	Accounting	22,119	DPFG	DPFG provides budget preparation and financial reporting, cash management, revenue reporting and accounts payable functions.
22	Assessment roll preparation	9,734	DPFG	DPFG provides assessment roll services, which include preparing, maintaining and transmitting the annual roll with the annual special assessment amounts for the operating, maintenance and capital assessments.
23	Office supplies	1,050	N/A	Office supplies used by the District Management company for the sole purpose of the District, billed annually in accordance with the adopted budget
24	Postage	3,150	N/A	Postage for mailings, including the annual 197 letters to residents related to the annual assessments and public hearings
25	Audit	4,850	DiBartolomeo	The District is required to have an independent examination of its financial accounting, records and accounting procedures each year. This audit is conducted pursuant to Florida State Law and the Rules of the Auditor General. An Independent Auditor is selected through a RFP process.

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**CONTRACT SUMMARY**

	FINANCIAL STATEMENT CATEGORY	FY 2023 ADOPTED	SERVICE PROVIDER	COMMENS (SCOPE OF SERVICE)
26	Legal - general counsel	103,000	Clark & Albaugh	Clark & Albaugh, LLP. provides on-going general counsel and legal representation. These lawyers are confronted with issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.
27	Engineering	31,500	Kimley-Horn	The District has engaged DRMP, a District Engineering firm to provide engineering, consulting and construction services to the District while crafting solutions with sustainability for the long-term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.
28	Engineer Stormwater Analysis	5,000	Kimley-Horn	
29	Legal advertising	5,460	CDD	Per Florida Statutes, the District advertises for all meetings, workshops, public hearings and public bids. These advertisements are to be in a newspaper of general circulation in the area in which the CDD is located.
30	Bank fees	1,575	Bank United	The District pays fees to various fiancial institutions for its bank accounts.
31	Dues & licenses	184	DEO	The District pays an annual registration fee to the State of Florida to fund the administration of the Uniform Special District Accountability Act.
32	Property taxes	2,520	Flagler County	
33	Tax collector	-	Flagler County	The District pays a fee to the Flagler County Tax Collector for the collection and disbursement of its annual assessment.
34	Contingency	-	N/A	
35	<b>TOTAL ADMINISTRATIVE</b>	<b>262,153</b>		
36				
37	<b>INFORMATION AND TECHNOLOGY</b>			
38	IT support	28,004	Celera	The District contracts with Celera I.T. Services, Inc. for technology services in the District offices.
39	Village Center and Creeslide telephone & fax	6,873	AT&T	The District contracts with Fonality for phone and fax service at the Village Center
40	Cable/internet-village center/creekside	10,271	AT&T	The District contracts with Spectrum for Village Center and Creekside Cable TV and for Creekside Internet. Village Center internet?
41	Wi-Fi for gates	5,139	AT&T	The District contracts with Spectrum for WiFi service for these three gates
42	Landlines/hot spots for gates and cameras	27,720	AT&T	The District contracts with AT&T for landline service/hot spot for the gates and cameras
43	Cell phones	7,646	Sprint	The District contracts with Sprint for cell phone service
44	Website hosting & development	1,591	Campus Suite	The District contracts with Campus Suite to produce and maintain the District's website which is required by the State of Florida. Includes IT support, security tools, email, quarterly technology alignment and vCIO reviews, roadmap, password manager, security awareness training, 24/7 security operations center etc,
45	ADA website compliance	221	Campus Suite	The District contracts with Campus Suite to ensure the District's website is ADA compliant
46	Communications: e-blast	525	Constant Contact	E-Blasts are sent out by CDD office as a means of communications with residents. Provide is Constant Contact. There is no formal contract for this service
47	<b>TOTAL INFORMATION AND TECHNOLOGY</b>	<b>87,990</b>		
48				
49	<b>INSURANCE</b>			
50	Insurance: general liability & public officials	12,532	FIA	The District obtains general liability and public officials insurance
51	Insurance: property	82,550	FIA	The District incurs expenses for property insurance
52	Insurance: auto general liability	3,311	FIA	The District incurs expenses for automobile general liability insurance
53	Flood insurance	4,140	FIA	The District incurs expenses for flood insurance
54	<b>TOTAL INSURANCE</b>	<b>102,533</b>		
55				
56	<b>UTILITIES</b>			
57	Electric		FPL	
58	Electric services - #12316, 85596, 65378	5,980	FPL	

**GRAND HAVEN CDD  
FISCAL YEAR 2022-2023 ADOPTED BUDGET  
CONTRACT SUMMARY**

	<b>FINANCIAL STATEMENT CATEGORY</b>	<b>FY 2023 ADOPTED</b>	<b>SERVICE PROVIDER</b>	<b>COMMENS (SCOPE OF SERVICE)</b>
59	Electric- Village Center - #18308	36,225	FPL	
60	Electric - Creekside - #87064, 70333	24,725	FPL	
61	Street lights <sup>1</sup>	23,000	FPL	
62	Propane - spas/café	42,630	Amerigas	The District has a contract with Amerigas to provide propane gas to the spas and café.
63	Garbage - amenity facilities	15,960	City of Palm Coast	The District has a contract with Waste Pro for garbage service at both Village Center and Creekside
64	Water/sewer		City of Palm Coast	
65	Water services <sup>2</sup>	120,750	City of Palm Coast	
66	Water - Village Center - #324043-44997	14,175	City of Palm Coast	
67	Water - Creekside - #324043-45080	7,665	City of Palm Coast	
68	Pump house shared facility	16,275	Escalante/CDD	
69	<b>TOTAL UTILITIES</b>	<b>307,385</b>		
70				
71	<b>FIELD OPERATIONS</b>			
72	Stormwater system			
73	Aquatic contract	54,010	Solitude	The District has a waterway management contract with SOLitude Lake Management
74	Aquatic contract: lake watch	4,280	Solitude	The District has a contract with SOLitude Lake Management
75	Aquatic contract: aeration maintenance	4,200	Solitude	The District has a maintenance contract with SOLitude Lake Management
76	Lake bank spraying	6,434	Solitude	The District has a contract with SOLitude Lake Management
77	Stormwater system repairs & maintenance	15,750	N/A	
78	Property maintenance			
79	Horticultural consultant	10,080	Louise Leister	The District has a contract with a horticulturalist to provide professional services regarding tree management within the community
80	Landscape repairs & replacement	21,000	N/A	
81	Landscape maintenance contract services	615,105	VerdeGo	The District has a contract with Verdego LLC to provide landscape maintenance services throughout the community. Contract expires on 9/30/2022 but can auto renew under terms for FY 2022.
82	Landscape maintenance: croquet	53,340	Precision Land Grading	The District will incur expenses with landscape maintenance specifically for croquet court
83	Tree maintenance (Oak tree pruning)	36,750	Shaw Tree	The District will incur expenses for oak tree pruning
84	Optional flower rotation	21,000	VerdeGo	The District will incur expenses for optional flower rotation
85	Irrigation repairs & replacement	40,000	VerdeGo	The District will incur expenses for irrigation repairs and replacements
86	Roads & bridges repairs	15,750	N/A	The District will incur expenses for roads and bridge repair
87	Street light maintenance	15,750	N/A	The District will incur expenses for street light maintenance
88	Vehicle repairs & maintenance	5,250	N/A	The District will incur expenses for vehicle repair and maintenance. This includes gas as well as repair and maintenance.
89	Office supplies: field operations	14,700	N/A	The District will incur expenses for office supplies for field operations staff (such as paper, printers, printer ink, pens, batteries, battery backups, computer accessories, office furniture, folders, cell phones, note pads, laptops, computers, etc.)
90	Holiday lights	9,450	N/A	The District will incur expenses for annual holiday light displays
91	CERT operations	500	N/A	The District may incur expenses for Community Emergency Response Team to educate volunteers about disaster preparedness
92	Community maintenance	120,000	N/A	The District will incur expenses for community maintenance (street signs, benches, garbage cans, power washing equipment, tools, camera repairs, bridge and pier repairs, mailbox maintenance/repairs, pond bank repairs, sidewalks, crosswalks, curb and gutters, bulkhead repairs/maintenance).
93	Storm clean-up	27,300	N/A	The District may incur expenses for storm clean-up. This is typically done by landscape company but is for more than their standard contract.

**GRAND HAVEN CDD**  
**FISCAL YEAR 2022-2023 ADOPTED BUDGET**  
**CONTRACT SUMMARY**

	FINANCIAL STATEMENT CATEGORY	FY 2023 ADOPTED	SERVICE PROVIDER	COMMENS (SCOPE OF SERVICE)
94	Miscellaneous contingency	-	N/A	
95	<b>TOTAL FIELD OPERATIONS</b>	<b>1,090,649</b>		
96				
97	<b>STAFF SUPPORT</b>			
98	Payroll	606,564	CDD Staff	The District has 12 full time employees
99	Merit pay/bonus	25,000	CDD Staff	The District provides a Board approved merit pay/bonus program for eligible employees
100	Payroll taxes	81,635	CDD Staff	As an employer, the Distric is required to pay this tax
101	Health insurance	116,600	CDD Staff	The District provides health insurance for eligible employees
102	Insurance: workers' compensation	30,000	CDD Staff	Premium for worker's compensation coverage which is required by Florida Statutespremium for eligible employees
103	Payroll services	6,250	CDD Staff	As an employer, the Distric is required to pay this tax
104	Mileage reimbursement	16,000	CDD Staff	The District pays a per mile reimbursement to employees when personal vehicles are used for District business
105	Vehicle Allowance	-	CDD Staff	
106	<b>TOTAL STAFF SUPPORT</b>	<b>882,049</b>		
107				
108	<b>AMENITY OPERATIONS</b>			
109	Amenity Management	610,570	Vesta Property Services	The District has a contract with Vesta Property Services for management of all amenities which expires on 9/30/2024.
110	A/C maintenance and service	4,095	N/A	The District will incur expenses for annual air conditioner maintenance and service
111	Fitness equipment service	7,875	Lloyd's Fitness	The District will incur expenses for annual fitness equipment service
112	Music licensing	3,757	Sesac	The District will incur expenses for use music
113	Pool/spa permits	919	FDOH	The District will incur expenses for annual permits
114	Pool chemicals	16,275	Poolsure	The District will incur expenses for chemicals to treat the pool
115	Pest control	4,095	Massey	The District will incur expenses for pest control in facilities
116	Amenity maintenance	120,000	N/A	The District will incur expenses for amenity maintenance --normally items that are underbudgeted (e.g. spa heater at Creekside; oven at the café, outdoor audio speaker at Village Center)
117	Special events	10,500	N/A	The District will incur expenses for special events throughout the year
118	<b>TOTAL AMENITY</b>	<b>778,086</b>		
119				
120	<b>SECURITY</b>			
121	Gate access control staffing	214,594	Guard One	The District pays for staffing of guards at certain gates within the community
122	Additional guards	8,400	Guard One	The District budgets for additonal guards if the need arises
123	Guardhouse facility maintenance	16,800	N/A	The District will incur expenses for the on-going maintenance of the guardhouses
124	Gate communication devices	22,050	N/A	The District purchases "clickers" for resident's purchase
125	Gate operating supplies	16,800	N/A	The District pays for card readers, gate arms, control boards, motors, loop detectors and keypads
126	Fire & security system	5,565	Daytona	The District pays for inspections and repairs to the fire suppression systems
127	<b>TOTAL SECURITY</b>	<b>284,209</b>		



**GRAND HAVEN CDD**  
**FISCAL YEAR 2022-2023 ADOPTED BUDGET**  
**CAPITAL RESERVE FUND (CRF)**

		<b>FY 2022 ADOPTED</b>	<b>FY 2022 ACTUAL THROUGH 6/30/2022</b>	<b>FY 2023 ADOPTED</b>	<b>VARIANCE 2022-2023</b>
	<b>REVENUES</b>				
1	<sup>1</sup> Assessment Levy: Capital Reserve Fund	\$ 781,860	\$ 779,950	\$ 820,953	\$ 39,093
2	Interest & Miscellaneous	5,500		5,500	-
3	<b>TOTAL REVENUES</b>	<b>787,360</b>	<b>779,950</b>	<b>826,453</b>	<b>39,093</b>
4					
5	<b>EXPENDITURES</b>				
6	<b>Infrastructure Reinvestment</b>				
7	Capital Improvement Plan (CIP)	1,082,025	657,498	803,045	(278,980)
8	<b>TOTAL EXPENDITURES</b>	<b>1,082,025</b>	<b>657,498</b>	<b>803,045</b>	<b>(278,980)</b>
13	Transfer In From GF in FY22	1,721,211	3,642,439	-	(1,721,211)
14	<b>TOTAL OTHER FINANCING SOURCES &amp; USES</b>	<b>1,721,211</b>	<b>3,642,439</b>	<b>-</b>	<b>(1,721,211)</b>
15					
16	<b>NET CHANGE IN FUND BALANCE</b>	<b>1,426,546</b>	<b>3,764,891</b>	<b>23,408</b>	<b>(1,403,138)</b>

**GRAND HAVEN CDD**  
**FISCAL YEAR 2022-2023 ADOPTED BUDGET**  
**CAPITAL IMPROVEMENT PLAN (CIP)**

	<b>PRIORITY</b>	<b>DESCRIPTION</b>	<b>FY 2023 PROPOSED</b>
		<b>CAPITAL PROJECTS</b>	
1	<b>C</b>	Concrete Replacement	50,000
2	<b>C</b>	Firewise Projects	30,000
3	<b>E</b>	Camera and DVR Replacement	10,000
4	<b>E</b>	Gate & Gate Operator - Replacement	10,000
5	<b>E</b>	Concrete Curb and Gutter Replacement	100,000
6	<b>E</b>	Road Repairs	30,000
7	<b>LTCP</b>	Roadway: River Park, Point, Landing, Front, Village View	218,545
8	<b>LTCP</b>	Pavers, Interlocking - Front St North Access (Esplanade)	10,927
9	<b>LTCP</b>	Pavers, Interlocking - Front St South Access (Esplanade)	10,927
10	<b>LTCP</b>	Pavers, Interlocking - Front Street Park	10,927
11	<b>LTCP</b>	Pavers, Interlocking - Front Street Village Entry	4,482
12	<b>LTCP</b>	Finish, Carpet - Clubhouse ((CAC)) Office/Conference rooms	6,556
13	<b>LTCP</b>	Replace Outdoor Tile Floors, Replace with Non-Skid - Clubhouse ((VC)) Gym	27,318
14	<b>LTCP</b>	Refurbishment Allowance - Monument and Mailbox Creekside	8,195
15	<b>LTCP</b>	Refurbishment Allowance - Monument and Mailbox East Lake	8,195
16	<b>LTCP</b>	Vehicle Traffic, Speed Control Improvements	50,000
17	<b>LTCP</b>	Landscape Enhancements-Annual Reinvestment	54,636
18	<b>LTCP</b>	Dog Park Improvement Project	21,855
19	<b>RES</b>	Paint Exterior and Waterproof - Clubhouse (CAC)	8,742
20	<b>RES</b>	Paint Exterior and Waterproof - Tiki Bar (CAC)	2,394
21	<b>RES</b>	Drinking Fountain, Outdoor - Village Center Amenities	3,000
22	<b>RES</b>	Pool Equipment, Heat Pump (CAC) (4 units)	49,173
23	<b>RES</b>	Street Signs and Poles, Replacement	5,000
24	<b>RES</b>	Tennis Court Windscreen, 10' - (VC) Courts 1-7	14,853
25	<b>RES</b>	Furniture, Outdoor - Pool Deck (VC)	27,318
26	<b>RES</b>	Light Pole & Fixture - Replacement (estimated 5 poles)	30,000
27		<b>TOTAL CAPITAL PROJECTS</b>	<b>\$ 803,045</b>
28			
35		<b>TOTAL CAPITAL PROJECTS INCLUDING CARRY OVER</b>	<b>\$ 803,045</b>

**PRIORITY**

**C**      **Critical**  
**E**      **Essential**  
**RES**    **Reserve Study**  
**LTCP**   **Long Term Capital Plan**  
**CF**     **Carryforward**

GRAND HAVEN CDD  
FISCAL YEAR 2022-2023 ADOPTED BUDGET  
ASSESSMENT ALLOCATION

OPERATIONS & MAINTENANCE (O&M)	
NET O&M BUDGET	\$3,738,054
COUNTY COLLECTION COSTS	\$79,533
EARLY PAYMENT DISCOUNT	\$159,066
GROSS O&M ASSESSMENT	\$3,976,653
PROJECTED FY22 O&M FUND BALANCE ENDING	\$2,007,628

CAPITAL RESERVE FUND (CRF)	
NET CAPITAL RESERVE FUND	\$820,953
COUNTY COLLECTION COSTS	\$17,467
EARLY PAYMENT DISCOUNT	\$34,934
GROSS CRF ASSESSMENT	\$873,354
PROJECTED FY22 CRF FUND BALANCE ENDING	\$1,426,546

UNIT TYPE	UNIT COUNT	ALLOCATION OF O&M ASSESSMENT				
		ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL O&M	O&M PER UNIT
SINGLE LOT AND OCCUPIED CONDOS	1837	1.0	1837.0	96.14%	\$3,823,265	\$2,081
DOUBLE LOT	5	2.0	10.0	0.52%	\$20,813	\$4,163
UNFINISHED CONDOS	2	24.0	48.0	2.51%	\$99,900	\$49,950
ESCALANTE	1	15.7	15.7	0.82%	\$32,676	\$32,676
	1845		1910.7	100.00%	\$3,976,653	

ALLOCATION OF CAPITAL RESERVE ASSESSMENT				
ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	CAPITAL RESERVE FUND	CRF PER UNIT
1.0	1837.0	96.14%	\$839,667	\$457
2.0	10.0	0.52%	\$4,571	\$914
24.0	48.0	2.51%	\$21,940	\$10,970
15.7	15.7	0.82%	\$7,176	\$7,176
	1910.7	100.00%	\$873,354	

O&M VARIANCE	
FY 2021-2022	\$3,567,547
FY 2022-2023	\$3,738,054
VARIANCE	\$170,507

CRF VARIANCE	
FY 2021-2022	\$781,860
FY 2022-2023	\$820,953
VARIANCE	\$39,093

UNIT TYPE	O&M ASSESSMENT PER UNIT VARIANCE			
	FY 2022 O&M PER UNIT	FY 2023 O&M PER UNIT	VARIANCE PER UNIT FY22 VS FY23	PERCENT VARIANCE
SINGLE LOT AND OCCUPIED CONDOS	\$1,981.71	\$2,081.25	\$99.54	5.02%
DOUBLE LOT	\$3,963.42	\$4,162.51	\$199.09	5.02%
UNFINISHED CONDOS	\$47,561.04	\$49,950.11	\$2,389.07	5.02%
ESCALANTE	\$31,112.85	\$32,675.70	\$1,562.85	5.02%

UNIT TYPE	CRF ASSESSMENT PER UNIT VARIANCE			
	FY 2022 CRF PER UNIT	FY 2023 CRF PER UNIT	VARIANCE PER UNIT FY22 VS FY23	PERCENT VARIANCE
SINGLE LOT AND OCCUPIED CONDOS	\$435.32	\$457.09	\$21.77	5.00%
DOUBLE LOT	\$870.64	\$914.17	\$43.53	5.00%
UNFINISHED CONDOS	\$10,447.68	\$10,970.06	\$522.38	5.00%
ESCALANTE	\$6,834.52	\$7,176.25	\$341.73	5.00%

UNIT TYPE	TOTAL ASSESSMENT PER UNIT VARIANCE			
	FY 2022 TOTAL PER UNIT	FY 2023 TOTAL PER UNIT	VARIANCE PER UNIT FY22 VS FY23	PERCENT VARIANCE
SINGLE LOT AND OCCUPIED CONDOS	\$2,417.03	\$2,538.34	\$121.31	5.02%
DOUBLE LOT	\$4,834.06	\$5,076.68	\$242.62	5.02%
UNFINISHED CONDOS	\$58,008.72	\$60,920.18	\$2,911.46	5.02%
ESCALANTE	\$37,947.37	\$39,851.95	\$1,904.58	5.02%