

**GRAND HAVEN CDD  
FISCAL YEAR 2023-2024 ADOPTED BUDGET  
GENERAL FUND**

	<b>FY 2022 ACTUALS</b>	<b>FY 2023 ADOPTED</b>	<b>FY 2024 ADOPTED</b>	<b>VARIANCE FY23 TO FY24</b>
<b>1 REVENUES</b>				
<b>2 Assessments Levied (net of allowable discounts):</b>				
3     Assessment Levy - General Fund	\$ 3,595,685	\$ 3,738,054	\$ 4,019,578	\$ 281,524
4     On Roll Excess Fees	19,640			
<b>5 Additional Revenues:</b>				
6     Fund Balance Forward			108,535	108,535
7     Reuse water	84,047	23,000	23,000	-
8     Gate & amenity guest	17,548	9,000	9,000	-
9     Tennis	340	3,000	500	(2,500)
10     Room rentals	3,443	2,000	2,000	-
11     Interest and miscellaneous	15,126	20,000	20,000	-
<b>12 TOTAL REVENUES</b>	<b>3,735,829</b>	<b>3,795,054</b>	<b>4,182,613</b>	<b>387,559</b>
<b>13 EXPENDITURES</b>				
<b>14 ADMINISTRATIVE</b>				
16     Supervisors - regular meetings	12,000	12,000	12,000	-
17     Supervisors - workshops	9,800	9,000	9,000	-
18     District Management	42,919	40,299	41,508	1,209
19     Administrative	9,533	10,712	11,033	321
20     Accounting	19,685	22,119	22,783	664
21     Assessment roll preparation	8,663	9,734	10,026	292
22     Office supplies	4,139	1,050	1,103	53
23     Postage	1,644	3,150	3,308	158
24     Audit		4,850	4,950	100
25     Legal - general counsel	98,645	103,000	106,605	3,605
26     Engineering	47,642	31,500	40,000	8,500
27     Engineer Stormwater Analysis		5,000	-	(5,000)
28     Legal advertising	4,877	5,460	5,733	273
29     Bank fees	1,485	1,575	1,654	79
30     Dues & licenses	175	184	193	9
31     Property taxes	2,087	2,520	2,646	126
32     Contingency	946	-	-	-
<b>33 TOTAL ADMINISTRATIVE</b>	<b>264,241</b>	<b>262,153</b>	<b>272,542</b>	<b>10,389</b>
<b>34 INFORMATION AND TECHNOLOGY</b>				
36     IT support	38,493	28,004	30,244	2,240
37     Village Center and Creeside telephone & fax	6,892	6,873	7,423	550
38     Cable/internet-village center/creekside	12,986	10,271	13,500	3,229

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GENERAL FUND**

	<b>FY 2022 ACTUALS</b>	<b>FY 2023 ADOPTED</b>	<b>FY 2024 ADOPTED</b>	<b>VARIANCE FY23 TO FY24</b>	
39	1,528	5,139	5,396	257	
40	6,908	27,720	29,106	1,386	
41	7,815	7,646	8,028	382	
42	1,965	1,591	1,670	79	
43	210	221	232	11	
44	419	525	551	26	
45	<b>77,216</b>	<b>87,990</b>	<b>96,150</b>	<b>8,160</b>	
46					
47	<b>INSURANCE</b>				
48	11,935	12,532	131,034	118,502	
49	76,613	82,550	-	(82,550)	
50	3,153	3,311	-	(3,311)	
51		4,140	-	(4,140)	
52	<b>91,701</b>	<b>102,533</b>	<b>131,034</b>	<b>28,501</b>	
53					
54	<b>UTILITIES</b>				
55	Electric				
56	Electric services - #12316, 85596, 65378	16,834	5,980	6,399	419
57	Electric- Village Center - #18308	23,183	36,225	38,761	2,536
58	Electric - Creekside - #87064, 70333	23,780	24,725	26,456	1,731
59	Street lights <sup>1</sup>	23,410	23,000	24,610	1,610
60	Propane - spas/café	36,020	42,630	44,762	2,132
61	Garbage - amenity facilities	10,971	15,960	16,758	798
62	Water/sewer				
63	Water services <sup>2</sup>	130,819	120,750	135,000	14,250
64	Water - Village Center - #324043-44997	11,882	14,175	14,884	709
65	Water - Creekside - #324043-45080	6,693	7,665	8,048	383
66	Pump house shared facility	4,362	16,275	17,089	814
67	<b>287,954</b>	<b>307,385</b>	<b>332,767</b>	<b>25,382</b>	
68					
69	<b>FIELD OPERATIONS</b>				
70	Stormwater system				
71	Aquatic contract	55,838	54,010	60,000	5,990
72	Aquatic contract: lake watch	4,388	4,280	5,000	720
73	Aquatic contract: aeration maintenance	1,617	4,200	4,410	210
74	Lake bank spraying		6,434	6,756	322
75	Stormwater system repairs & maintenance	2,760	15,750	16,538	788

**GRAND HAVEN CDD  
FISCAL YEAR 2023-2024 ADOPTED BUDGET  
GENERAL FUND**

	<b>FY 2022 ACTUALS</b>	<b>FY 2023 ADOPTED</b>	<b>FY 2024 ADOPTED</b>	<b>VARIANCE FY23 TO FY24</b>	
76	Property maintenance				
77	Horticultural consultant	9,600	10,080	10,584	504
78	Landscape repairs & replacement	28,754	21,000	22,050	1,050
79	Landscape maintenance contract services	585,814	615,105	696,000	80,895
80	Landscape maintenance: croquet	49,611	53,340	61,196	7,856
81	Tree maintenance (Oak tree pruning)	36,800	36,750	39,690	2,940
82	Optional flower rotation	23,127	21,000	25,000	4,000
83	Irrigation repairs & replacement	16,797	40,000	42,000	2,000
84	Roads & bridges repairs	14,077	15,750	16,538	788
85	Street light maintenance	2,507	15,750	5,000	(10,750)
86	Vehicle repairs & maintenance	9,129	5,250	10,000	4,750
87	Office supplies: field operations	12,087	14,700	15,435	735
88	Holiday lights	3,568	9,450	9,923	473
89	CERT operations	333	500	500	-
90	Community maintenance	79,992	120,000	145,000	25,000
91	Storm clean-up	447	27,300	28,665	1,365
92	Miscellaneous contingency	4,963	-	-	-
93	<b>TOTAL FIELD OPERATIONS</b>	<b>942,207</b>	<b>1,090,649</b>	<b>1,220,285</b>	<b>129,636</b>
94					
95	<b>STAFF SUPPORT</b>				
96	Payroll	511,895	606,564	700,000	93,436
97	Merit pay/bonus	6,029	25,000	45,000	20,000
98	Payroll taxes	38,851	81,635	50,000	(31,635)
99	Health insurance	84,233	116,600	128,260	11,660
100	Insurance: workers' compensation	12,055	30,000	30,000	-
101	Payroll services	4,982	6,250	6,250	-
102	Mileage reimbursement	5,614	16,000	10,000	(6,000)
103	Vehicle Allowance		-	-	-
104	<b>TOTAL STAFF SUPPORT</b>	<b>663,658</b>	<b>882,049</b>	<b>969,510</b>	<b>87,461</b>
105					
106	<b>AMENITY OPERATIONS</b>				
107	Amenity Management	588,786	610,570	628,887	18,317
108	A/C maintenance and service		4,095	4,300	205
109	Fitness equipment service	1,380	7,875	8,269	394
110	Music licensing	3,555	3,757	4,000	243
111	Pool/spa permits	875	919	965	46
112	Pool chemicals	14,997	16,275	25,440	9,165
113	Pest control	2,314	4,095	4,300	205

**GRAND HAVEN CDD  
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GENERAL FUND**

	<b>FY 2022 ACTUALS</b>	<b>FY 2023 ADOPTED</b>	<b>FY 2024 ADOPTED</b>	<b>VARIANCE FY23 TO FY24</b>
114 Amenity maintenance	196,980	120,000	150,000	30,000
115 Special events	8,993	10,500	11,025	525
116 <b>TOTAL AMENITY</b>	<b>817,879</b>	<b>778,086</b>	<b>837,186</b>	<b>59,100</b>
117				
118 <b>SECURITY</b>				
119 Gate access control staffing	207,419	214,594	225,323	10,729
120 Additional guards	2,341	8,400	8,820	420
121 Guardhouse facility maintenance	21,269	16,800	25,000	8,200
122 Gate communication devices	11,784	22,050	23,153	1,103
123 Gate operating supplies	62,568	16,800	35,000	18,200
124 Fire & security system	4,841	5,565	5,843	278
125 <b>TOTAL SECURITY</b>	<b>310,222</b>	<b>284,209</b>	<b>323,139</b>	<b>38,930</b>
126				
127 <b>TOTAL EXPENDITURES</b>	<b>3,455,076</b>	<b>3,795,054</b>	<b>4,182,613</b>	<b>387,559</b>
128				
129 <b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>280,752</b>	<b>-</b>	<b>-</b>	<b>-</b>
130				
131 <b>FUND BALANCE</b>				
132 Fund Balance - Beginning - 9/30/21 AUDITED	3,961,268	2,525,505	2,525,505	-
133 Excess of Revenue over (under) Expenditures	280,752	-	-	-
134 Transfer out to establish CRF	(1,716,515)			-
135 Fund Balance Forward			(108,535)	(108,535)
136 <b>Fund Balance - Ending</b>	<b>2,525,505</b>	<b>2,525,505</b>	<b>2,416,970</b>	<b>(108,535)</b>
137				
138 Analysis of Fund Balance:				
139 Committed: Disaster	750,000	750,000	776,250	26,250
140 Committed: Future Capital Improvements				-
141 Assigned: 3 Months Operating Capital; 2.5 months beginning FY 2024	945,505	945,505	871,378	(74,127)
142 Unassigned	830,000	830,000	769,343	(60,658)
143 <b>Fund Balance - Ending</b>	<b>2,525,505</b>	<b>2,525,505</b>	<b>2,416,970</b>	<b>(108,535)</b>

**GRAND HAVEN CDD  
FISCAL YEAR 2023-2024 ADOPTED BUDGET  
CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	FY 2024 ADOPTED	SERVICE PROVIDER	COMMENS (SCOPE OF SERVICE)
<b>REVENUES</b>			
<b>Additional Revenues:</b>			
Reuse water	23,000	City of Palm Coast	
Gate & amenity guest	9,000	CDD	
Tennis	500	CDD	
Room rentals	2,000	CDD	
Interest and miscellaneous	20,000	Bank United	
Amenity activity share	-	Vesta Property Services	
Insurance proceeds	-	N/A	
Grant	-	N/A	
State reimbursement - Hurricane	-	N/A	
<b>TOTAL ADDITIONAL REVENUES</b>	<b>54,500</b>		
<b>EXPENDITURES</b>			
<b>ADMINISTRATIVE</b>			
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
Supervisors - workshops	9,000	CDD	
District Management	41,508	Vesta District Services	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
Administrative	11,033	Vesta District Services	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.
Accounting	22,783	Vesta District Services	DPFG provides budget preparation and financial reporting, cash management, revenue reporting and accounts payable functions.
Assessment roll preparation	10,026	Vesta District Services	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.
Office supplies	1,103	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
Postage	3,308	N/A	Postage for mailings, including the annual 197 letters to residents related to the annual assessments and public hearings
Audit	4,950	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.
Legal - general counsel	106,605	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.

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FISCAL YEAR 2023-2024 ADOPTED BUDGET  
CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	FY 2024 ADOPTED	SERVICE PROVIDER	COMMENTS (SCOPE OF SERVICE)
27 Engineering	40,000	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	-	Kimley-Horn	
29 Legal advertising	5,733	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	1,654	Bank United	The District pays fees to various financial institutions for its bank accounts.
31 Dues & licenses	193	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	2,646	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>272,542</b>		
36			
37 <b>INFORMATION AND TECHNOLOGY</b>			
38 IT support	30,244	Celera	The District contracts with Celera I.T. Services, Inc. for technology services in the District offices.
39 Village Center and Creekside telephone & fax	7,423	NetFortis	The District contracts with Fonality for phone and fax service at the Village Center
40 Cable/internet-village center/creekside	13,500	Spectrum	The District contracts with Spectrum for Village Center and Creekside Cable TV and for Creekside Internet.
41 Wi-Fi for gates	5,396	Spectrum	The District contracts with Spectrum for WiFi service for these three gates
42 Landlines/hot spots for gates and cameras	29,106	AT&T	The District contracts with AT&T for landline service/hot spot for the gates and cameras
43 Cell phones	8,028	T-Mobile	The District contracts with T-Mobile for cell phone service
44 Website hosting & development	1,670	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	232	Campus Suite	The District contracts with Campus Suite to ensure the District's website is ADA compliant
46 Communications: e-blast	551	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>96,150</b>		
48			
49 <b>INSURANCE</b>			
50 Insurance: general liability & public officials	131,034	FIA	The District obtains general liability and public officials insurance
51 Insurance: property	-	FIA	The District incurs expenses for property insurance
52 Insurance: auto general liability	-	FIA	The District incurs expenses for automobile general liability insurance
53 Flood insurance	-	FIA	The District incurs expenses for flood insurance
54 <b>TOTAL INSURANCE</b>	<b>131,034</b>		
55			
56 <b>UTILITIES</b>			
57 Electric		FPL	
58 Electric services - #12316, 85596, 65378	6,399	FPL	
59 Electric- Village Center - #18308	38,761	FPL	
60 Electric - Creekside - #87064, 70333	26,456	FPL	
61 Street lights <sup>1</sup>	24,610	FPL	

**GRAND HAVEN CDD  
FISCAL YEAR 2023-2024 ADOPTED BUDGET  
CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	FY 2024 ADOPTED	SERVICE PROVIDER	COMMENTS (SCOPE OF SERVICE)
62 Propane - spas/café	44,762	Amerigas	The District has a contract with Amerigas to provide propane gas to the spas and café.
63 Garbage - amenity facilities	16,758	Waste Management	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>	135,000	City of Palm Coast	
66 Water - Village Center - #324043-44997	14,884	City of Palm Coast	
67 Water - Creekside - #324043-45080	8,048	City of Palm Coast	
68 Pump house shared facility	17,089	Escalante/CDD	
69 <b>TOTAL UTILITIES</b>	<b>332,767</b>		
70			
71 <b>FIELD OPERATIONS</b>			
72 Stormwater system			
73 Aquatic contract	60,000	Solitude	The District has a waterway management contract with SOLitude Lake Management
74 Aquatic contract: lake watch	5,000	Solitude	The District has a contract with SOLitude Lake Management
75 Aquatic contract: aeration maintenance	4,410	Solitude	The District has a maintenance contract with SOLitude Lake Management
76 Lake bank spraying	6,756	Solitude	The District has a contract with SOLitude Lake Management
77 Stormwater system repairs & maintenance	16,538	N/A	
78 Property maintenance			
79 Horticultural consultant	10,584	Louise Leister	The District has a contract with a horticulturalist to provide professional services regarding tree management within the community
80 Landscape repairs & replacement	22,050	N/A	
81 Landscape maintenance contract services	696,000	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	61,196	Yellowstone	The District will incur expenses with landscape maintenance specifically for croquet court
83 Tree maintenance (Oak tree pruning)	39,690	Shaw Tree	The District will incur expenses for oak tree pruning
84 Optional flower rotation	25,000	VerdeGo	The District will incur expenses for optional flower rotation
85 Irrigation repairs & replacement	42,000	VerdeGo	The District will incur expenses for irrigation repairs and replacements
86 Roads & bridges repairs	16,538	N/A	The District will incur expenses for roads and bridge repair
87 Street light maintenance	5,000	N/A	The District will incur expenses for street light maintenance
88 Vehicle repairs & maintenance	10,000	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	15,435	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	9,923	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	145,000	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	28,665	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.
94 Miscellaneous contingency	-	N/A	
95 <b>TOTAL FIELD OPERATIONS</b>	<b>1,220,285</b>		
96			
97 <b>STAFF SUPPORT</b>			

**GRAND HAVEN CDD  
FISCAL YEAR 2023-2024 ADOPTED BUDGET  
CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	FY 2024 ADOPTED	SERVICE PROVIDER	COMMENTS (SCOPE OF SERVICE)
98 Payroll	700,000	CDD Staff	The District has 12 full time employees
99 Merit pay/bonus	45,000	CDD Staff	The District provides a Board approved merit pay/bonus program for eligible employees
100 Payroll taxes	50,000	CDD Staff	As an employer, the District is required to pay this tax
101 Health insurance	128,260	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 Statutes premium for eligible employees
103 Payroll services	6,250	CDD Staff	As an employer, the District is required to pay this tax
104 Mileage reimbursement	10,000	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>969,510</b>		
107			
108 <b>AMENITY OPERATIONS</b>			
109 Amenity Management	628,887	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	4,300	Sunshine State Heating and Air	The District will incur expenses for annual air conditioner maintenance and service
111 Fitness equipment service	8,269	Lloyd's Fitness	The District will incur expenses for annual fitness equipment service
112 Music licensing	4,000	Sesac	The District will incur expenses for use music
113 Pool/spa permits	965	FDOH	The District will incur expenses for annual permits
114 Pool chemicals	25,440	Poolsure	The District will incur expenses for chemicals to treat the pool
115 Pest control	4,300	Massey	The District will incur expenses for pest control in facilities
116 Amenity maintenance	150,000	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	11,025	N/A	The District will incur expenses for special events throughout the year
118 <b>TOTAL AMENITY</b>	<b>837,186</b>		
119			
120 <b>SECURITY</b>			
121 Gate access control staffing	225,323	Security Solutions of America	The District pays for staffing of guards at certain gates within the community
122 Additional guards	8,820	Security Solutions of America	The District budgets for additional guards if the need arises
123 Guardhouse facility maintenance	25,000	N/A	The District will incur expenses for the on-going maintenance of the guardhouses
124 Gate communication devices	23,153	N/A	The District purchases "clickers" for resident's purchase
125 Gate operating supplies	35,000	N/A	The District pays for card readers, gate arms, control boards, motors, loop detectors and keypads
126 Fire & security system	5,843	Daytona Fire & Safety	The District pays for inspections and repairs to the fire suppression systems
127 <b>TOTAL SECURITY</b>	<b>323,139</b>		



**GRAND HAVEN CDD  
FISCAL YEAR 2023-2024 ADOPTED BUDGET  
CAPITAL RESERVE FUND (CRF)**

		<b>FY 2022 ACTUALS</b>	<b>FY 2023 ADOPTED</b>	<b>FY 2024 ADOPTED</b>	<b>VARIANCE FY23 TO FY24</b>
<b>REVENUES</b>					
1	<sup>1</sup> Assessment Levy: Capital Reserve Fund	\$ 788,027	\$ 820,953	\$ 882,524	\$ 61,571
2	On Roll Excess Fees	4,304		-	-
3	Interest & Miscellaneous		5,500	-	(5,500)
4	<b>TOTAL REVENUES</b>	<b>792,331</b>	<b>826,453</b>	<b>882,524</b>	<b>56,071</b>
<b>EXPENDITURES</b>					
7	<b>Infrastructure Reinvestment</b>				
8	Capital Improvement Plan (CIP)	997,186	803,045	867,183	64,137
9	<b>TOTAL EXPENDITURES</b>	<b>997,186</b>	<b>803,045</b>	<b>867,183</b>	<b>64,137</b>
11	<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>(204,855)</b>	<b>23,408</b>	<b>15,342</b>	<b>(8,066)</b>
<b>OTHER FINANCING SOURCES &amp; USES</b>					
14	Transfer In From GF	1,716,515	-	-	-
15	<b>TOTAL OTHER FINANCING SOURCES &amp; USES</b>	<b>1,716,515</b>	<b>-</b>	<b>-</b>	<b>-</b>
17	<b>NET CHANGE IN FUND BALANCE</b>	<b>1,511,660</b>	<b>23,408</b>	<b>15,342</b>	<b>(8,066)</b>
<b>FUND BALANCE</b>					
20	Fund Balance - Beginning	-	1,426,546	1,449,954	23,408
21	Net Change in Fund Balance	1,511,660	23,408	15,342	(8,066)
22	<b>FUND BALANCE - ENDING</b>	<b>1,511,660</b>	<b>1,449,954</b>	<b>1,465,296</b>	<b>15,342</b>
<b>ANALYSIS OF FUND BALANCE:</b>					
25	Committed: Future Capital Improvements	1,069,910	1,069,910	867,183	(202,727)
26	Assigned: 3 months working capital	356,637	356,637	216,796	(139,841)
27	Unassigned	85,113	23,407	381,317	357,911
28	<b>FUND BALANCE - ENDING</b>	<b>1,511,660</b>	<b>1,449,954</b>	<b>1,465,296</b>	<b>15,342</b>

**GRAND HAVEN CDD  
FISCAL YEAR 2023-2024 ADOPTED BUDGET  
CAPITAL IMPROVEMENT PLAN (CIP)**

	DESCRIPTION	FY 2024 ADOPTED
	<b>CAPITAL PROJECTS</b>	
1	Concrete Curb and Gutter Replacement	150,723
2	Concrete Replacement	50,565
3	Firewise Projects	30,874
4	Light Pole & Fixture - Replacement (estimated 5 poles)	30,874
5	Pond Bank Erosion Issues	30,000
6	Roof	30,006
7	Circle Repair	30,006
8	Maint, Utility Vehicle, Golf Cart	18,000
9	Architect, Café Renovation, 1 X - (VC)	56,275
10	Café, 1 Part X Renovation Allowance - (VC)	301,636
11	Lake Aerator (Annual)	37,918
12	Landscape Enhancements-Annual Reinvestment	56,275
13	Refurbishment Allowance - Monument and Mailbox	16,882
14	Spa Equipment, Heater, Gas - (VC)	10,130
15	Server	17,018
	<b>TOTAL CAPITAL PROJECTS</b>	<b>\$ 867,183</b>

**GRAND HAVEN CDD  
FISCAL YEAR 2023-2024 ADOPTED BUDGET  
ASSESSMENT ALLOCATION**

**OPERATIONS & MAINTENANCE (O&M)**

NET O&M BUDGET	\$4,019,578
COUNTY COLLECTION COSTS	\$85,523
EARLY PAYMENT DISCOUNT	\$171,046
<b>GROSS O&amp;M ASSESSMENT</b>	<b>\$4,276,147</b>

**CAPITAL RESERVE FUND (CRF)**

NET CAPITAL RESERVE FUND	\$882,524
COUNTY COLLECTION COSTS	\$18,777
EARLY PAYMENT DISCOUNT	\$37,554
<b>GROSS CRF ASSESSMENT</b>	<b>\$938,856</b>

**ALLOCATION OF O&M ASSESSMENT**

UNIT TYPE	UNIT COUNT	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%	\$4,111,206	\$2,238
DOUBLE LOT	5	2.0	10.0	0.52%	\$22,380	\$4,476
UNFINISHED CONDOS	2	24.0	48.0	2.51%	\$107,424	\$53,712
ESCALANTE	1	15.7	15.7	0.82%	\$35,137	\$35,137
	<u>1845</u>		<u>1910.7</u>	<u>100.00%</u>	<u>\$4,276,147</u>	

**ALLOCATION OF CAPITAL RESERVE ASSESSMENT**

UNIT TYPE	ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	CAPITAL RESERVE FUND	CRF PER UNIT
SINGLE LOT AND OCCUPIED CONDOS	1.0	1837.0	96.14%	\$902,642	\$491
DOUBLE LOT	2.0	10.0	0.52%	\$4,914	\$983
UNFINISHED CONDOS	24.0	48.0	2.51%	\$23,586	\$11,793
ESCALANTE	15.7	15.7	0.82%	\$7,714	\$7,714
		<u>1910.7</u>	<u>100.00%</u>	<u>\$938,856</u>	

**O&M VARIANCE**

FY 2022-2023	\$3,738,054
FY 2023-2024	\$4,019,578
<b>VARIANCE</b>	<b>\$281,524</b>

**CRF VARIANCE**

FY 2022-2023	\$820,953
FY 2023-2024	\$882,524
<b>VARIANCE</b>	<b>\$61,571</b>

**O&M ASSESSMENT PER UNIT VARIANCE**

UNIT TYPE	FY 2023 O&M PER UNIT	FY 2024 O&M PER UNIT	VARIANCE PER UNIT	VARIANCE PER MONTH
SINGLE LOT AND OCCUPIED CONDOS	\$2,081.25	\$2,238.00	\$156.75	\$13.06
DOUBLE LOT	\$4,162.51	\$4,476.00	\$313.49	\$26.12
UNFINISHED CONDOS	\$49,950.11	\$53,712.00	\$3,761.89	\$313.49
ESCALANTE	\$32,675.70	\$35,136.60	\$2,460.90	\$205.08

**CRF ASSESSMENT PER UNIT VARIANCE**

UNIT TYPE	FY 2023 CRF PER UNIT	FY 2024 CRF PER UNIT	VARIANCE PER UNIT	VARIANCE PER MONTH
SINGLE LOT AND OCCUPIED CONDOS	\$457.09	\$491.37	\$34.28	\$2.86
DOUBLE LOT	\$914.17	\$982.73	\$68.56	\$5.71
UNFINISHED CONDOS	\$10,970.06	\$11,792.82	\$822.75	\$68.56
ESCALANTE	\$7,176.25	\$7,714.47	\$538.22	\$44.85

**TOTAL ASSESSMENT PER UNIT VARIANCE**

UNIT TYPE	FY 2023 TOTAL PER UNIT	FY 2024 TOTAL PER UNIT	VARIANCE PER UNIT	VARIANCE PER MONTH
SINGLE LOT AND OCCUPIED CONDOS	\$2,538.34	<b>\$2,729.37</b>	\$191.03	\$15.92
DOUBLE LOT	\$5,076.68	<b>\$5,458.74</b>	\$382.05	\$31.84
UNFINISHED CONDOS	\$60,920.18	<b>\$65,504.82</b>	\$4,584.65	\$382.05
ESCALANTE	\$39,851.95	<b>\$42,851.07</b>	\$2,999.12	\$249.93