

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

	FY 2022 ACTUALS	FY 2023 ADOPTED	FY 2023 YTD 10/22-3/23	FY 2024 PROPOSED	VARIANCE FY23 TO FY24
1 REVENUES					
2 Assessments Levied (net of allowable discounts):					
3 Assessment Levy - General Fund	\$ 3,595,685	\$ 3,738,054	\$ 3,501,231	\$ 4,019,578	\$ 281,524
4 On Roll Excess Fees	19,640				
5 Additional Revenues:					
6 Fund Balance Forward				108,535	108,535
7 Reuse water	84,047	23,000	8,593	23,000	-
8 Gate & amenity guest	17,548	9,000	5,531	9,000	-
9 Tennis	340	3,000	767	500	(2,500)
10 Room rentals	3,443	2,000	1,239	2,000	-
11 Interest and miscellaneous	15,126	20,000	6,628	20,000	-
12 TOTAL REVENUES	3,735,829	3,795,054	3,523,990	4,182,613	387,559
13 EXPENDITURES					
14 ADMINISTRATIVE					
16 Supervisors - regular meetings	12,000	12,000	6,000	12,000	-
17 Supervisors - workshops	9,800	9,000	4,000	9,000	-
18 District Management	42,919	40,299	22,075	41,508	1,209
19 Administrative	9,533	10,712	5,356	11,033	321
20 Accounting	19,685	22,119	11,059	22,783	664
21 Assessment roll preparation	8,663	9,734	4,867	10,026	292
22 Office supplies	4,139	1,050		1,103	53
23 Postage	1,644	3,150	2,537	3,308	158
24 Audit		4,850	6,800	4,950	100
25 Legal - general counsel	98,645	103,000	72,339	106,605	3,605
26 Engineering	47,642	31,500	21,580	40,000	8,500
27 Engineer Stormwater Analysis		5,000		-	(5,000)
28 Legal advertising	4,877	5,460	1,039	5,733	273
29 Bank fees	1,485	1,575	484	1,654	79
30 Dues & licenses	175	184	175	193	9
31 Property taxes	2,087	2,520		2,646	126
32 Contingency	946	-	3,329	-	-
33 TOTAL ADMINISTRATIVE	264,241	262,153	161,638	272,542	10,389
34 INFORMATION AND TECHNOLOGY					
36 IT support	38,493	28,004	17,043	30,244	2,240
37 Village Center and Creeskide telephone & fax	6,892	6,873	2,630	7,423	550

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38 Cable/internet-village center/creekside	12,986	10,271	7,627	13,500	3,229
39 Wi-Fi for gates	1,528	5,139		5,396	257
40 Landlines/hot spots for gates and cameras	6,908	27,720	1,348	29,106	1,386
41 Cell phones	7,815	7,646	2,972	8,028	382
42 Website hosting & development	1,965	1,591	872	1,670	79
43 ADA website compliance	210	221	220	232	11
44 Communications: e-blast	419	525		551	26
45 TOTAL INFORMATION AND TECHNOLOGY	77,216	87,990	32,711	96,150	8,160
46					
47 INSURANCE					
48 Insurance: general liability & public officials	11,935	12,532	109,195	131,034	118,502
49 Insurance: property	76,613	82,550		-	(82,550)
50 Insurance: auto general liability	3,153	3,311		-	(3,311)
51 Flood insurance		4,140		-	(4,140)
52 TOTAL INSURANCE	91,701	102,533	109,195	131,034	28,501
53					
54 UTILITIES					
55 Electric					
56 Electric services - #12316, 85596, 65378	16,834	5,980	12,630	6,399	419
57 Electric- Village Center - #18308	23,183	36,225	8,343	38,761	2,536
58 Electric - Creekside - #87064, 70333	23,780	24,725	13,077	26,456	1,731
59 Street lights ¹	23,410	23,000	13,456	24,610	1,610
60 Propane - spas/café	36,020	42,630	17,343	44,762	2,132
61 Garbage - amenity facilities	10,971	15,960	7,319	16,758	798
62 Water/sewer					
63 Water services ²	130,819	120,750	62,509	135,000	14,250
64 Water - Village Center - #324043-44997	11,882	14,175	11,400	14,884	709
65 Water - Creekside - #324043-45080	6,693	7,665	4,303	8,048	383
66 Pump house shared facility	4,362	16,275	8,795	17,089	814
67 TOTAL UTILITIES	287,954	307,385	159,177	332,767	25,382
68					
69 FIELD OPERATIONS					
70 Stormwater system					
71 Aquatic contract	55,838	54,010	27,046	60,000	5,990
72 Aquatic contract: lake watch	4,388	4,280	2,314	5,000	720
73 Aquatic contract: aeration maintenance	1,617	4,200	644	4,410	210
74 Lake bank spraying		6,434		6,756	322

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	FY 2022 ACTUALS	FY 2023 ADOPTED	FY 2023 YTD 10/22-3/23	FY 2024 PROPOSED	VARIANCE FY23 TO FY24
75 Stormwater system repairs & maintenance	2,760	15,750		16,538	788
76 Property maintenance					
77 Horticultural consultant	9,600	10,080	4,000	10,584	504
78 Landscape repairs & replacement	28,754	21,000	4,813	22,050	1,050
79 Landscape maintenance contract services	585,814	615,105	319,269	696,000	80,895
80 Landscape maintenance: croquet	49,611	53,340	24,128	61,196	7,856
81 Tree maintenance (Oak tree pruning)	36,800	36,750	22,400	39,690	2,940
82 Optional flower rotation	23,127	21,000		25,000	4,000
83 Irrigation repairs & replacement	16,797	40,000	18,077	42,000	2,000
84 Roads & bridges repairs	14,077	15,750	3,358	16,538	788
85 Street light maintenance	2,507	15,750	1,063	5,000	(10,750)
86 Vehicle repairs & maintenance	9,129	5,250	448	10,000	4,750
87 Office supplies: field operations	12,087	14,700	7,217	15,435	735
88 Holiday lights	3,568	9,450	6,076	9,923	473
89 CERT operations	333	500	3,378	500	-
90 Community maintenance	79,992	120,000	30,058	145,000	25,000
91 Storm clean-up	447	27,300	158,810	28,665	1,365
92 Miscellaneous contingency	4,963	-	21,486	-	-
93 TOTAL FIELD OPERATIONS	942,207	1,090,649	654,585	1,220,285	129,636
94					
95 STAFF SUPPORT					
96 Payroll	511,895	606,564	282,416	700,000	93,436
97 Merit pay/bonus	6,029	25,000	13,787	45,000	20,000
98 Payroll taxes	38,851	81,635	24,479	50,000	(31,635)
99 Health insurance	84,233	116,600	47,327	128,260	11,660
100 Insurance: workers' compensation	12,055	30,000	12,214	30,000	-
101 Payroll services	4,982	6,250	2,127	6,250	-
102 Mileage reimbursement	5,614	16,000	3,123	10,000	(6,000)
103 Vehicle Allowance		-		-	-
104 TOTAL STAFF SUPPORT	663,658	882,049	385,473	969,510	87,461
105					
106 AMENITY OPERATIONS					
107 Amenity Management	588,786	610,570	316,516	628,887	18,317
108 A/C maintenance and service		4,095	2,047	4,300	205
109 Fitness equipment service	1,380	7,875	860	8,269	394
110 Music licensing	3,555	3,757	4,020	4,000	243
111 Pool/spa permits	875	919		965	46

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	FY 2022 ACTUALS	FY 2023 ADOPTED	FY 2023 YTD 10/22-3/23	FY 2024 PROPOSED	VARIANCE FY23 TO FY24
112 Pool chemicals	14,997	16,275	9,537	25,440	9,165
113 Pest control	2,314	4,095	1,150	4,300	205
114 Amenity maintenance	196,980	120,000	79,474	150,000	30,000
115 Special events	8,993	10,500	2,895	11,025	525
116 TOTAL AMENITY	817,879	778,086	416,500	837,186	59,100
117					
118 SECURITY					
119 Gate access control staffing	207,419	214,594	94,994	225,323	10,729
120 Additional guards	2,341	8,400		8,820	420
121 Guardhouse facility maintenance	21,269	16,800	1,562	25,000	8,200
122 Gate communication devices	11,784	22,050	5,508	23,153	1,103
123 Gate operating supplies	62,568	16,800	17,770	35,000	18,200
124 Fire & security system	4,841	5,565	3,876	5,843	278
125 TOTAL SECURITY	310,222	284,209	123,711	323,139	38,930
126					
127 TOTAL EXPENDITURES	3,455,076	3,795,054	2,042,989	4,182,613	387,559
128					
129 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	280,752	-	1,481,000	-	-
130					
131 FUND BALANCE					
132 Fund Balance - Beginning - 9/30/21 AUDITED	3,961,268	2,525,505	2,525,505	2,525,505	-
133 Excess of Revenue over (under) Expenditures	280,752	-	1,481,000	-	-
134 Transfer out to establish CRF	(1,716,515)				-
135 Fund Balance Forward				(108,535)	(108,535)
136 Fund Balance - Ending	2,525,505	2,525,505	4,006,506	2,416,970	(108,535)
137					
138 Analysis of Fund Balance:					
139 Committed: Disaster	750,000	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	945,505	871,378	(74,127)
142 Unassigned	830,000	830,000	2,311,001	769,343	(60,658)
143 Fund Balance - Ending	2,525,505	2,525,505	4,006,506	2,416,970	(108,535)

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

FINANCIAL STATEMENT CATEGORY	FY 2024 PROPOSED	SERVICE PROVIDER	COMMENS (SCOPE OF SERVICE)
REVENUES			
Additional Revenues:			
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	
TOTAL ADDITIONAL REVENUES	54,500		
EXPENDITURES			
ADMINISTRATIVE			
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.

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FINANCIAL STATEMENT CATEGORY	FY 2024 PROPOSED	SERVICE PROVIDER	COMMENS (SCOPE OF SERVICE)
26 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.
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 TOTAL ADMINISTRATIVE	272,542		
36			
37 INFORMATION AND TECHNOLOGY			
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 Fidelity 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 TOTAL INFORMATION AND TECHNOLOGY	96,150		
48			
49 INSURANCE			
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 TOTAL INSURANCE	131,034		
55			
56 UTILITIES			
57 Electric		FPL	
58 Electric services - #12316, 85596, 65378	6,399	FPL	

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

	FINANCIAL STATEMENT CATEGORY	FY 2024 PROPOSED	SERVICE PROVIDER	COMMENTS (SCOPE OF SERVICE)
59	Electric- Village Center - #18308	38,761	FPL	
60	Electric - Creekside - #87064, 70333	26,456	FPL	
61	Street lights ¹	24,610	FPL	
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 ²	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	TOTAL UTILITIES	332,767		
70				
71	FIELD OPERATIONS			
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	TOTAL FIELD OPERATIONS	1,220,285		

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FINANCIAL STATEMENT CATEGORY	FY 2024 PROPOSED	SERVICE PROVIDER	COMMENS (SCOPE OF SERVICE)
STAFF SUPPORT			
Payroll	700,000	CDD Staff	The District has 12 full time employees
Merit pay/bonus	45,000	CDD Staff	The District provides a Board approved merit pay/bonus program for eligible employees
Payroll taxes	50,000	CDD Staff	As an employer, the District is required to pay this tax
Health insurance	128,260	CDD Staff	The District provides health insurance for eligible employees
Insurance: workers' compensation	30,000	CDD Staff	Premium for worker's compensation coverage which is required by Florida Statutes premium for eligible employees
Payroll services	6,250	CDD Staff	As an employer, the District is required to pay this tax
Mileage reimbursement	10,000	CDD Staff	The District pays a per mile reimbursement to employees when personal vehicles are used for District business
Vehicle Allowance	-	CDD Staff	
TOTAL STAFF SUPPORT	969,510		
AMENITY OPERATIONS			
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.
A/C maintenance and service	4,300	Sunshine State Heating and Air	The District will incur expenses for annual air conditioner maintenance and service
Fitness equipment service	8,269	Lloyd's Fitness	The District will incur expenses for annual fitness equipment service
Music licensing	4,000	Sesac	The District will incur expenses for use music
Pool/spa permits	965	FDOH	The District will incur expenses for annual permits
Pool chemicals	25,440	Poolsure	The District will incur expenses for chemicals to treat the pool
Pest control	4,300	Massey	The District will incur expenses for pest control in facilities
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)
Special events	11,025	N/A	The District will incur expenses for special events throughout the year
TOTAL AMENITY	837,186		
SECURITY			
Gate access control staffing	225,323	Security Solutions of America	The District pays for staffing of guards at certain gates within the community
Additional guards	8,820	Security Solutions of America	The District budgets for additional guards if the need arises
Guardhouse facility maintenance	25,000	N/A	The District will incur expenses for the on-going maintenance of the guardhouses
Gate communication devices	23,153	N/A	The District purchases "clickers" for resident's purchase
Gate operating supplies	35,000	N/A	The District pays for card readers, gate arms, control boards, motors, loop detectors and keypads
Fire & security system	5,843	Daytona Fire & Safety	The District pays for inspections and repairs to the fire suppression systems
TOTAL SECURITY	323,139		

GRAND HAVEN CDD
FISCAL YEAR 2023-2024 APPROVED
PROPOSED BUDGET CAPITAL RESERVE
FUND (CRF)

	FY 2022 ACTUALS	FY 2023 ADOPTED	FY 2023 YTD (10/22-3/23)	FY 2024 PROPOSED	VARIANCE FY23 TO FY24
REVENUES					
1 ¹ Assessment Levy: Capital Reserve Fund	\$ 788,027	\$ 820,953	\$ 768,942	\$ 967,183	\$ 146,230
2 On Roll Excess Fees	4,304			-	-
3 Interest & Miscellaneous		5,500		-	(5,500)
4 TOTAL REVENUES	792,331	826,453	768,942	967,183	140,730
EXPENDITURES					
7 Infrastructure Reinvestment					
8 Capital Improvement Plan (CIP)	997,186	803,045	177,320	867,183	64,137
9 TOTAL EXPENDITURES	997,186	803,045	177,320	867,183	64,137
11 EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(204,855)	23,408	591,622	100,000	76,592
OTHER FINANCING SOURCES & USES					
14 Transfer In From GF	1,716,515	-		-	-
15 TOTAL OTHER FINANCING SOURCES & USES	1,716,515	-	-	-	-
17 NET CHANGE IN FUND BALANCE	1,511,660	23,408	591,622	100,000	76,592
FUND BALANCE					
20 Fund Balance - Beginning	-	1,426,546	1,511,660	1,449,954	23,408
21 Net Change in Fund Balance	1,511,660	23,408	591,622	100,000	76,592
22 FUND BALANCE - ENDING	1,511,660	1,449,954	2,103,281	1,549,954	100,000
24 ANALYSIS OF FUND BALANCE:					
25 Committed: Future Capital Improvements	1,069,910	1,069,910	1,069,910	1,069,910	-
26 Assigned: 3 months working capital	356,637	356,637	356,637	356,637	-
27 Unassigned	85,113	23,407	676,734	123,407	100,000
28 FUND BALANCE - ENDING	1,511,660	1,449,954	2,103,281	1,426,547	-

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

	DESCRIPTION	FY 2024 PROPOSED PROPOSED
	CAPITAL PROJECTS	
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
	TOTAL CAPITAL PROJECTS	\$ 867,183

GRAND HAVEN CDD
FISCAL YEAR 2023-2024 APPROVED
PROPOSED BUDGET ASSESSMENT

ALLOCATION

OPERATIONS & MAINTENANCE (O&M)

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

CAPITAL RESERVE FUND (CRF)

NET CAPITAL RESERVE FUND	\$967,183
COUNTY COLLECTION COSTS	\$20,578
EARLY PAYMENT DISCOUNT	\$41,157
GROSS CRF ASSESSMENT	\$1,028,918

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%	\$989,230	\$539
DOUBLE LOT	2.0	10.0	0.52%	\$5,385	\$1,077
UNFINISHED CONDOS	24.0	48.0	2.51%	\$25,848	\$12,924
ESCALANTE	15.7	15.7	0.82%	\$8,454	\$8,454
		<u>1910.7</u>	<u>100.00%</u>	<u>\$1,028,918</u>	

O&M VARIANCE

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

CRF VARIANCE

FY 2022-2023	\$820,953
FY 2023-2024	\$967,183
VARIANCE	\$146,230

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	\$538.50	\$81.42	\$6.78
DOUBLE LOT	\$914.17	\$1,077.01	\$162.83	\$13.57
UNFINISHED CONDOS	\$10,970.06	\$12,924.07	\$1,954.01	\$162.83
ESCALANTE	\$7,176.25	\$8,454.50	\$1,278.25	\$106.52

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	\$2,776.50	\$238.16	\$19.85
DOUBLE LOT	\$5,076.68	\$5,553.01	\$476.32	\$39.69
UNFINISHED CONDOS	\$60,920.18	\$66,636.07	\$5,715.90	\$476.32
ESCALANTE	\$39,851.95	\$43,591.10	\$3,739.15	\$311.60