



**MARSH HARBOUR  
COMMUNITY DEVELOPMENT  
DISTRICT**

**PALM BEACH COUNTY  
REGULAR BOARD MEETING  
FEBRUARY 16, 2024  
10:00 A.M.**

Special District Services, Inc.  
The Oaks Center  
2501A Burns Road  
Palm Beach Gardens, FL 33410

[www.marshharbourcdd.org](http://www.marshharbourcdd.org)  
561.630.4922 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile

**AGENDA**  
**MARSH HARBOUR**  
**COMMUNITY DEVELOPMENT DISTRICT**  
Marsh Harbour Community Clubhouse  
1000 Marsh Harbour Drive  
Riviera Beach, Florida 33404  
**REGULAR BOARD MEETING**  
February 16, 2024  
10:00 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
  - 1. October 20, 2023 Regular Board Meeting.....Page 2
- G. Old Business
  - 1. Discussion Regarding Tact Tech Security Proposal.....Page 4
- H. New Business
  - 1. Consider Resolution No. 2024-01 – Adopting a Fiscal Year 2024/2025 Proposed Budget.....Page 8
- I. Administrative Matters
- J. Board Members Comments
- K. Adjourn

# LOCALIQ

The Gainesville Sun | The Ledger  
Daily Commercial | Ocala StarBanner  
News Chief | Herald-Tribune  
News Herald | The Palm Beach Post  
Northwest Florida Daily News

PO Box 631244 Cincinnati, OH 45263-1244

## PROOF OF PUBLICATION

Marsh Harbour Cdd  
Marsh Harbour Cdd  
2501 BURNS RD  
STE A

PALM BEACH GARDENS FL 334105207

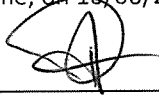
STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Palm Beach Post, published in Palm Beach County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of Palm Beach County, Florida, or in a newspaper by print in the issues of, on:

10/06/2023

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 10/06/2023



Legal Clerk



Notary, State of WI, County of Brown

4-6-27

My commission expires

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DENISE ROBERTS  
Notary Public  
State of Wisconsin

### MARSH HARBOUR COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2023/2024 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Marsh Harbour Community Development District will hold Regular Meetings of 10:00 a.m. in the Marsh Harbour Community Clubhouse located at 1000 Marsh Harbour Drive, Riviera Beach, Florida 33404 on the following dates:

- October 20, 2023
- November 17, 2023
- December 15, 2023
- January 19, 2024
- February 16, 2024
- March 22, 2024
- April 19, 2024
- May 17, 2024
- June 21, 2024
- July 19, 2024
- August 16, 2024
- September 20, 2024

The purpose of the meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agendas for any of the meetings may be obtained from the District's website or by contacting the District Manager at (561) 630-4922 and/or toll free at 1-877-737-4922 prior to the date of the particular meeting.

From time to time one or more Supervisors may participate by telephone; therefore a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place. Meetings may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at (561) 630-4922 and/or toll-free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time without advertised notice.

### MARSH HARBOUR COMMUNITY DEVELOPMENT DISTRICT

www.marshharbourcdd.org  
Oct 6, 2023 #9343449

**MARSH HARBOUR  
COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
OCTOBER 20, 2023**

**A. CALL TO ORDER**

The October 20, 2023, Regular Board Meeting of the Marsh Harbour Community Development District (the “District”) was called to order at 10:02 a.m. in the Marsh Harbour Community Clubhouse located at 1000 Marsh Harbour Drive, Riviera Beach, Florida 33404.

**B. PROOF OF PUBLICATION**

Proof of publication was presented that notice of the Regular Board Meeting had been published in the *Palm Beach Post* on October 6, 2023, as part of the District’s Fiscal Year 2023/2024 Regular Meeting Schedule, as legally required.

**C. ESTABLISH A QUORUM**

It was determined that the attendance of Chairperson Allen Walker, Vice Chairman Kent Pollock and Supervisors Judy Briggs, Tasha Mullings and Nadine Sampson constituted a quorum, and it was in order to proceed with the meeting.

Staff present included: District Manager Sylvia Bethel of Special District Services, Inc.; and District Counsel Gregory George of Billing, Cochran, Lyles, Mauro & Ramsey, P.A;

**D. ADDITIONS OR DELETIONS TO THE AGENDA**

There were no additions or deletions to the agenda.

**E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

There were no comments from the public for items not on the agenda.

**F. APPROVAL OF MINUTES**

**1. September 15, 2023, Regular Board Meeting**

The minutes of September 15, 2023, Regular Board Meeting were presented.

A **motion** was made by Mr. Pollock, seconded by Ms. Mullings and unanimously passed approving the minutes of the September 15, 2023, Regular Board Meeting, as presented.

**G. OLD BUSINESS**

**1. Discussion Regarding Tact Tech Security Proposal**

Ms. Bethel reminded the Board that they asked her to reach out to the two security companies that had submitted proposals to inquire if they would be interested in a two-year contract and bring this information back to this meeting. A lengthy discussion ensued. Ms. Sampson asked if one

company provided services that the other company did not. Mr. Pollock replied that this company offered the extra supervisor onsite, which none of the other companies offered. The Board had a few questions such as, is the holiday/hurricane rate included in this proposal? How much are the guards being paid? Ms. Bethel reached out to the owner of Tact Tech and received the following answers to the Board's questions. The holiday/hurricane pay is included and the guards will be paid \$15 an hour and the supervisor onsite will not be a working guard; he is an actual supervisor on duty.

## **2. Discussion Regarding Sigma Security & Investigation Solutions, LLC Proposal**

A lengthy discussion ensued regarding this proposal. Mr. George stated that Hi-Tek's rate was locked in until September 2024. The Board decided to hold off until next year's budget to make any decisions and/or changes.

### **H. NEW BUSINESS**

There were no New Business items to come before the Board.

### **I. ADMINISTRATIVE MATTERS**

Ms. Bethel asked the Board their thoughts about cancelling the next few meetings due to no agenda items. She stated that if something important were to come up, then they could hold a meeting. The Board agreed to cancel the next few meetings.

### **J. BOARD MEMBER COMMENTS**

Ms. Bennett advised that Mr. Russ had been a little busy with several pipes that had burst in the community. Mr. Russ has, however, been making great efforts to get the repairs completed.

### **K. ADJOURNMENT**

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 11:02 a.m. on a **motion** made by Mr. Walker, seconded by Mr. Pollock and the **motion** passed unanimously.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman



# Security Proposal

Prepared for: Marsh Harbour

Prepared by: Taylor Matchton, CEO

October 9, 2023

[info@tactechsecurity.com](mailto:info@tactechsecurity.com)

561-806-8836



**ABOUT US:**

We are committed to providing personnel that are well trained, equipped with state of the art technology, and given many career development opportunities. Tact Tech Security Solutions aims to provide our clients with the best-trained security force for their needs. Our concierge-level service, our VIP core values, and top-tier customized security service that surpasses our client's expectations is what sets us apart from the rest. Our goals are simple, our client's safety and security.

Tact Tech Security Solutions is your one-stop shop for all your security needs. Security for your worksite, office, and on the road. We offer a full range of personal and corporate security services to suit any situation and have been protecting people and property for more than 10 years. Our people are carefully screened and undergo rigorous training and continuous professional development, guaranteeing the very best in customer service. For your peace of mind, we carry comprehensive insurance, and all locally required licenses and certifications are up to date.

**OUR CLOSE CLIENT REFERENCES:**

- ELLE GONZALES 561-508-3600    - DEPUTY MARTINEZ 561-707-2266
- DEPUTY GEORGE - 954-445-5550    - SGT MAJOR PEAVY - 561-281-4756
- MARLENE BURGOS 561-723-7113    - ALEXANDER SKHOP 561-298-9300

MORE REFERENCES CAN BE PROVIDED UPON REQUEST



## SERVICES SUMMARY

**Location:** 1000 Marsh Harbor Drive, Riviera Beach, FL 33404

**Schedule:** 24/7 gatehouse guard/ 3pm-7am Mon-Sun Rover

**Duties:** Unarmed officer will rove the community in company-supplied golf cart and conduct his or her patrols. Guards will also be responsible for Traffic control, data entry, parking violations, maintenance reports, the general safety of residents and staff, and other related duties as agreed, rule enforcement in common areas. Gatehouse Officers will help facilitate guest entry at the gatehouse. Duties may include gate entry, traffic control, data entry, general safety and other related duties as agreed upon.

**Technology:** 1 Iphone, 2 radios with digital trunking system, 2 body cameras, 1 Tact Tech Database System with client portal.

**Patrol Vehicle:** 1 marked vehicle

**Term:** Estimated start: Jan 1, 2023 - Estimated Fiscal new budget year: Oct 1, 2024

**Pricing:** See attached pricing options





## TACT TECH SECURITY SOLUTIONS



### BUDGET

Description	Quantity	Unit Price	Cost
Unarmed Rover Patrol	480	\$20.90	\$10,032
Gatehouse Officer	720	\$20.90	\$15,048
Technology Package	1	\$250.00	\$250
Marked Rover	1	\$1,250.00	\$1,250
Supervisor	40	\$25.00	\$1,000
<b>Subtotal</b>			<b>\$27,580</b>
<b>Sales Tax (7%)</b>			
<b>Estimated Amount Due (Per Month)</b>			<b>\$27,580</b>
<b>Estimated Annual Budget (Per Year)</b>			<b>\$330,960</b>
Unscheduled guard requests (Fire watch, etc) 72 hour notice	1	\$30.00	\$30
Unscheduled guard requests (Fire watch, etc) immediate request (\$100 - 1hr response)	1	\$35.00	\$35

Holiday Rate is 1.5x the hourly rate

Hurricane/Hazard Rate is 2x the hourly rate

All pricing is subject to the Palm Beach County FL Sales Tax of 7%

**RESOLUTION NO. 2024-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MARSH HARBOUR COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024/2025; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors (“Board”) of the Marsh Harbour Community Development District (“District”) is required by Chapter 190.008, *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

**WHEREAS**, the Proposed Budget including the Assessments for Fiscal Year 2024/2025 has been prepared and considered by the Board.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MARSH HARBOUR COMMUNITY DEVELOPMENT DISTRICT THAT:**

**Section 1.** The Proposed Budget including the Assessments for Fiscal Year 2024/2025 attached hereto as Exhibit “A” is approved and adopted.

**Section 2.** A Public Hearing is hereby scheduled for May 17, 2024 at 10:00 a.m. in the Marsh Harbour Community Clubhouse, 1000 Marsh Harbour Drive, Riviera Beach, Florida 33404, for the purpose of receiving public comments on the Proposed Fiscal Year 2024/2025 Budget.

**PASSED, ADOPTED and EFFECTIVE** this 16<sup>th</sup> day of February, 2024

**ATTEST:**

**MARSH HARBOUR  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairman/Vice Chairman

Marsh Harbour  
Community Development District

Scenario 1 - Security At \$330,000

**Proposed Budget For  
Fiscal Year 2024/2025  
October 1, 2024 - September 30, 2025**

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- II DETAILED PROPOSED BUDGET**
- III DETAILED PROPOSED DEBT SERVICE FUND BUDGET**
- IV ASSESSMENT COMPARISON**

**PROPOSED BUDGET**  
**MARSH HARBOUR COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2024/2025**  
**OCTOBER 1, 2024 - SEPTEMBER 30, 2025**

	<b>FISCAL YEAR 2024/2025 BUDGET</b>
<b>REVENUES</b>	
O & M Assessments	678,937
Debt Assessments	253,887
Other Revenues	0
Interest Income	720
<b>TOTAL REVENUES</b>	<b>\$ 933,544</b>
<b>EXPENDITURES</b>	
Supervisor Fees	11,000
Payroll Taxes - Employer	880
Engineering/Inspections	2,000
Lake Maintenance	11,000
Landscaping/Irrigation/Maintenance	150,000
Lighting	35,000
Security	330,000
Management	37,116
Secretarial	4,200
Legal	14,000
Assessment Roll	7,500
Audit Fees	3,500
Insurance	7,200
Legal Advertisements	1,400
Miscellaneous	800
Postage	300
Office Supplies	700
Dues & Subscriptions	175
Trustee Fee	2,500
Continuing Disclosure Fee	350
Website Management	2,000
Reserve/Contingency	17,300
<b>TOTAL EXPENDITURES</b>	<b>\$ 638,921</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 294,623</b>
Bond Payments	(238,654)
<b>BALANCE</b>	<b>\$ 55,969</b>
County Appraiser & Tax Collector Fee	(18,656)
Discounts For Early Payments	(37,313)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>
Carryover Funds From Prior Year	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED PROPOSED BUDGET**  
**MARSH HARBOUR COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2024/2025**  
**OCTOBER 1, 2024 - SEPTEMBER 30, 2025**

	FISCAL YEAR 2022/2023 ACTUAL	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2024/2025 BUDGET	COMMENTS
<b>REVENUES</b>				
O & M Assessments	679,655	678,996	678,937	Expenditures Less Interest & Carryover/.94
Debt Assessments	253,940	253,887	253,887	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	11,046	360	720	Interest Projected At \$60 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 944,641</b>	<b>\$ 933,243</b>	<b>\$ 933,544</b>	
<b>EXPENDITURES</b>				
Supervisor Fees	9,000	11,000	11,000	Supervisor Fees
Payroll Taxes - Employer	689	880	880	Projected At 8% Of Supervisor Fees
Engineering/Inspections	0	2,000	2,000	No Change From 2023/2024 Budget
Lake Maintenance	10,550	11,000	11,000	No Change From 2023/2024 Budget
Landscaping/Irrigation/Maintenance	142,503	150,000	150,000	2023/2024 Expenditure Through 1-31-24 = \$41,220
Lighting	33,539	35,000	35,000	No Change From 2023/2024 Budget
Security	315,574	330,000	330,000	2023/2024 Expenditure Through 1-31-24 = \$105,191
Management	34,992	36,036	37,116	CPI Adjustment (Capped At 3%)
Secretarial	4,200	4,200	4,200	No Change From 2023/2024 Budget
Legal	17,355	14,000	14,000	2023/2024 Expenditure Through 12-31-23 = \$2,363
Assessment Roll	7,500	7,500	7,500	As Per Contract
Audit Fees	3,600	3,700	3,500	Accepted Amount For 2023/2024 Audit
Insurance	6,134	6,700	7,200	Fiscal Year 2023/2024 Expenditure Was \$6,594
Legal Advertisements	1,060	1,400	1,400	No Change From 2023/2024 Budget
Miscellaneous	587	800	800	No Change From 2023/2024 Budget
Postage	122	300	300	No Change From 2023/2024 Budget
Office Supplies	633	725	700	\$25 Decrease From 2023/2024 Budget
Dues & Subscriptions	175	175	175	No Change From 2023/2024 Budget
Trustee Fee	2,500	2,500	2,500	No Change From 2023/2024 Budget
Continuing Disclosure Fee	350	350	350	No Change From 2023/2024 Budget
Website Management	2,000	2,000	2,000	No Change From 2023/2024 Budget
Reserve/Contingency	307	18,350	17,300	Reserve/Contingency
<b>TOTAL EXPENDITURES</b>	<b>\$ 593,370</b>	<b>\$ 638,616</b>	<b>\$ 638,921</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 351,271</b>	<b>\$ 294,627</b>	<b>\$ 294,623</b>	
Bond Payments	(242,684)	(238,654)	(238,654)	2025 Principal & Interest Payments
<b>BALANCE</b>	<b>\$ 108,587</b>	<b>\$ 55,973</b>	<b>\$ 55,969</b>	
County Appraiser & Tax Collector Fee	(5,864)	(18,658)	(18,656)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(32,460)	(37,315)	(37,313)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 70,263</b>	<b>\$ -</b>	<b>\$ -</b>	
Carryover Funds From Prior Year	0	0	0	Carryover Funds From Prior Year
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 70,263</b>	<b>\$ -</b>	<b>\$ -</b>	

**DETAILED PROPOSED DEBT SERVICE FUND BUDGET**  
**MARSH HARBOUR COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

	FISCAL YEAR 2022/2023 ACTUAL	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2024/2025 BUDGET	COMMENTS
<b>REVENUES</b>				
Interest Income	7,926	100	500	Projected Interest For 2024/2025
NAV Tax Collection	242,684	238,654	238,654	Maximum Debt Service Collection
<b>Total Revenues</b>	<b>\$ 250,610</b>	<b>\$ 238,754</b>	<b>\$ 239,154</b>	
<b>EXPENDITURES</b>				
Principal Payments	160,000	165,000	165,000	Principal Payment Due In 2025
Interest Payments	74,358	66,501	68,468	Interest Payments Due In 2025
Bond Redemption	0	7,253	5,686	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 234,358</b>	<b>\$ 238,754</b>	<b>\$ 239,154</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 16,252</b>	<b>\$ -</b>	<b>\$ -</b>	

**Series 2015 Bond Refunding Information**

Original Par Amount =	\$3,295,000	Annual Principal Payments Due =	May 1st
Interest Rate =	3.24% - 5.45%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	August 2015		
Maturity Date =	May 2035		
Par Amount As Of 1/1/24 =	\$2,135,000		

## MARSH HARBOUR COMMUNITY DEVELOPMENT DISTRICT ASSESSMENT COMPARISON

	Fiscal Year 2021/2022 Assessment*	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Projected Assessment*
O & M For Two Bedroom Units	\$ 1,325.65	\$ 1,689.13	\$ 1,689.05	\$ 1,688.90
<u>Debt For Two Bedroom Units</u>	<u>\$ 499.52</u>	<u>\$ 499.52</u>	<u>\$ 499.52</u>	<u>\$ 499.52</u>
<b>Total For Two Bedroom Units</b>	<b>\$ 1,825.17</b>	<b>\$ 2,188.65</b>	<b>\$ 2,188.57</b>	<b>\$ 2,188.42</b>
O & M For Three Bedroom Units	\$ 1,325.65	\$ 1,689.13	\$ 1,689.05	\$ 1,688.90
<u>Debt For Three Bedroom Units</u>	<u>\$ 684.28</u>	<u>\$ 684.28</u>	<u>\$ 684.28</u>	<u>\$ 684.28</u>
<b>Total For Three Bedroom Units</b>	<b>\$ 2,009.93</b>	<b>\$ 2,373.41</b>	<b>\$ 2,373.33</b>	<b>\$ 2,373.18</b>

\* Assessments Include the Following :

- 4% Discount for Early Payments
- 1% County Tax Collector Fee
- 1% County Property Appraiser Fee

Community Information:

Two Bedroom Units	111
<u>Three Bedroom Units</u>	<u>291</u>
Total Units	402

Three Bedroom Information

Total Units	291
<u>Prepayments</u>	<u>1</u>
Billed For Debt	290



Marsh Harbour  
Community Development District

Scenario 2 - Security At \$400,000

**Proposed Budget For  
Fiscal Year 2024/2025  
October 1, 2024 - September 30, 2025**

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**PROPOSED BUDGET**  
**MARSH HARBOUR COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2024/2025**  
**OCTOBER 1, 2024 - SEPTEMBER 30, 2025**

	<b>FISCAL YEAR 2024/2025 BUDGET</b>
<b>REVENUES</b>	
O & M Assessments	753,405
Debt Assessments	253,887
Other Revenues	0
Interest Income	720
<b>TOTAL REVENUES</b>	<b>\$ 1,008,012</b>
<b>EXPENDITURES</b>	
Supervisor Fees	11,000
Payroll Taxes - Employer	880
Engineering/Inspections	2,000
Lake Maintenance	11,000
Landscaping/Irrigation/Maintenance	150,000
Lighting	35,000
Security	400,000
Management	37,116
Secretarial	4,200
Legal	14,000
Assessment Roll	7,500
Audit Fees	3,500
Insurance	7,200
Legal Advertisements	1,400
Miscellaneous	800
Postage	300
Office Supplies	700
Dues & Subscriptions	175
Trustee Fee	2,500
Continuing Disclosure Fee	350
Website Management	2,000
Reserve/Contingency	17,300
<b>TOTAL EXPENDITURES</b>	<b>\$ 708,921</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 299,091</b>
Bond Payments	(238,654)
<b>BALANCE</b>	<b>\$ 60,437</b>
County Appraiser & Tax Collector Fee	(20,145)
Discounts For Early Payments	(40,292)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>
Carryover Funds From Prior Year	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED PROPOSED BUDGET**  
**MARSH HARBOUR COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2024/2025**  
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Other Revenues	0	0	0	
Interest Income	11,046	360	720	Interest Projected At \$60 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 944,641</b>	<b>\$ 933,243</b>	<b>\$ 1,008,012</b>	
<b>EXPENDITURES</b>				
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Lake Maintenance	10,550	11,000	11,000	No Change From 2023/2024 Budget
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Security	315,574	330,000	400,000	\$70,000 Increase From 2023/2024 Budget
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Secretarial	4,200	4,200	4,200	No Change From 2023/2024 Budget
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Insurance	6,134	6,700	7,200	Fiscal Year 2023/2024 Expenditure Was \$6,594
Legal Advertisements	1,060	1,400	1,400	No Change From 2023/2024 Budget
Miscellaneous	587	800	800	No Change From 2023/2024 Budget
Postage	122	300	300	No Change From 2023/2024 Budget
Office Supplies	633	725	700	\$25 Decrease From 2023/2024 Budget
Dues & Subscriptions	175	175	175	No Change From 2023/2024 Budget
Trustee Fee	2,500	2,500	2,500	No Change From 2023/2024 Budget
Continuing Disclosure Fee	350	350	350	No Change From 2023/2024 Budget
Website Management	2,000	2,000	2,000	No Change From 2023/2024 Budget
Reserve/Contingency	307	18,350	17,300	Reserve/Contingency
<b>TOTAL EXPENDITURES</b>	<b>\$ 593,370</b>	<b>\$ 638,616</b>	<b>\$ 708,921</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 351,271</b>	<b>\$ 294,627</b>	<b>\$ 299,091</b>	
Bond Payments	(242,684)	(238,654)	(238,654)	2025 Principal & Interest Payments
<b>BALANCE</b>	<b>\$ 108,587</b>	<b>\$ 55,973</b>	<b>\$ 60,437</b>	
County Appraiser & Tax Collector Fee	(5,864)	(18,658)	(20,145)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(32,460)	(37,315)	(40,292)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 70,263</b>	<b>\$ -</b>	<b>\$ -</b>	
Carryover Funds From Prior Year	0	0	0	Carryover Funds From Prior Year
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 70,263</b>	<b>\$ -</b>	<b>\$ -</b>	

**DETAILED PROPOSED DEBT SERVICE FUND BUDGET**  
**MARSH HARBOUR COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

	FISCAL YEAR 2022/2023 ACTUAL	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2024/2025 BUDGET	COMMENTS
<b>REVENUES</b>				
Interest Income	7,926	100	500	Projected Interest For 2024/2025
NAV Tax Collection	242,684	238,654	238,654	Maximum Debt Service Collection
<b>Total Revenues</b>	<b>\$ 250,610</b>	<b>\$ 238,754</b>	<b>\$ 239,154</b>	
<b>EXPENDITURES</b>				
Principal Payments	160,000	165,000	165,000	Principal Payment Due In 2025
Interest Payments	74,358	66,501	68,468	Interest Payments Due In 2025
Bond Redemption	0	7,253	5,686	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 234,358</b>	<b>\$ 238,754</b>	<b>\$ 239,154</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 16,252</b>	<b>\$ -</b>	<b>\$ -</b>	

**Series 2015 Bond Refunding Information**

Original Par Amount =	\$3,295,000	Annual Principal Payments Due =	May 1st
Interest Rate =	3.24% - 5.45%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	August 2015		
Maturity Date =	May 2035		
Par Amount As Of 1/1/24 =	\$2,135,000		

## MARSH HARBOUR COMMUNITY DEVELOPMENT DISTRICT ASSESSMENT COMPARISON

	Fiscal Year 2021/2022 Assessment*	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Projected Assessment*
O & M For Two Bedroom Units	\$ 1,325.65	\$ 1,689.13	\$ 1,689.05	\$ 1,874.15
<u>Debt For Two Bedroom Units</u>	<u>\$ 499.52</u>	<u>\$ 499.52</u>	<u>\$ 499.52</u>	<u>\$ 499.52</u>
<b>Total For Two Bedroom Units</b>	<b>\$ 1,825.17</b>	<b>\$ 2,188.65</b>	<b>\$ 2,188.57</b>	<b>\$ 2,373.67</b>
O & M For Three Bedroom Units	\$ 1,325.65	\$ 1,689.13	\$ 1,689.05	\$ 1,874.15
<u>Debt For Three Bedroom Units</u>	<u>\$ 684.28</u>	<u>\$ 684.28</u>	<u>\$ 684.28</u>	<u>\$ 684.28</u>
<b>Total For Three Bedroom Units</b>	<b>\$ 2,009.93</b>	<b>\$ 2,373.41</b>	<b>\$ 2,373.33</b>	<b>\$ 2,558.43</b>

\* Assessments Include the Following :

- 4% Discount for Early Payments
- 1% County Tax Collector Fee
- 1% County Property Appraiser Fee

Community Information:

Two Bedroom Units	111
<u>Three Bedroom Units</u>	<u>291</u>
Total Units	402

Three Bedroom Information

Total Units	291
<u>Prepayments</u>	<u>1</u>
Billed For Debt	290

Marsh Harbour  
Community Development District

Scenario 3 - Security At \$450,000

**Proposed Budget For  
Fiscal Year 2024/2025  
October 1, 2024 - September 30, 2025**

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- I PROPOSED BUDGET
- II DETAILED PROPOSED BUDGET
- III DETAILED PROPOSED DEBT SERVICE FUND BUDGET
- IV ASSESSMENT COMPARISON



**PROPOSED BUDGET**  
**MARSH HARBOUR COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2024/2025**  
**OCTOBER 1, 2024 - SEPTEMBER 30, 2025**

	<b>FISCAL YEAR 2024/2025 BUDGET</b>
<b>REVENUES</b>	
O & M Assessments	806,597
Debt Assessments	253,887
Other Revenues	0
Interest Income	720
<b>TOTAL REVENUES</b>	<b>\$ 1,061,204</b>
<b>EXPENDITURES</b>	
Supervisor Fees	11,000
Payroll Taxes - Employer	880
Engineering/Inspections	2,000
Lake Maintenance	11,000
Landscaping/Irrigation/Maintenance	150,000
Lighting	35,000
Security	450,000
Management	37,116
Secretarial	4,200
Legal	14,000
Assessment Roll	7,500
Audit Fees	3,500
Insurance	7,200
Legal Advertisements	1,400
Miscellaneous	800
Postage	300
Office Supplies	700
Dues & Subscriptions	175
Trustee Fee	2,500
Continuing Disclosure Fee	350
Website Management	2,000
Reserve/Contingency	17,300
<b>TOTAL EXPENDITURES</b>	<b>\$ 758,921</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 302,283</b>
Bond Payments	(238,654)
<b>BALANCE</b>	<b>\$ 63,629</b>
County Appraiser & Tax Collector Fee	(21,210)
Discounts For Early Payments	(42,419)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>
Carryover Funds From Prior Year	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED PROPOSED BUDGET**  
**MARSH HARBOUR COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2024/2025**  
**OCTOBER 1, 2024 - SEPTEMBER 30, 2025**

	FISCAL YEAR 2022/2023 ACTUAL	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2024/2025 BUDGET	COMMENTS
<b>REVENUES</b>				
O & M Assessments	679,655	678,996	806,597	Expenditures Less Interest & Carryover/.94
Debt Assessments	253,940	253,887	253,887	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	11,046	360	720	Interest Projected At \$60 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 944,641</b>	<b>\$ 933,243</b>	<b>\$ 1,061,204</b>	
<b>EXPENDITURES</b>				
Supervisor Fees	9,000	11,000	11,000	Supervisor Fees
Payroll Taxes - Employer	689	880	880	Projected At 8% Of Supervisor Fees
Engineering/Inspections	0	2,000	2,000	No Change From 2023/2024 Budget
Lake Maintenance	10,550	11,000	11,000	No Change From 2023/2024 Budget
Landscaping/Irrigation/Maintenance	142,503	150,000	150,000	2023/2024 Expenditure Through 1-31-24 = \$41,220
Lighting	33,539	35,000	35,000	No Change From 2023/2024 Budget
Security	315,574	330,000	450,000	\$120,000 Increase From 2023/2024 Budget
Management	34,992	36,036	37,116	CPI Adjustment (Capped At 3%)
Secretarial	4,200	4,200	4,200	No Change From 2023/2024 Budget
Legal	17,355	14,000	14,000	2023/2024 Expenditure Through 12-31-23 = \$2,363
Assessment Roll	7,500	7,500	7,500	As Per Contract
Audit Fees	3,600	3,700	3,500	Accepted Amount For 2023/2024 Audit
Insurance	6,134	6,700	7,200	Fiscal Year 2023/2024 Expenditure Was \$6,594
Legal Advertisements	1,060	1,400	1,400	No Change From 2023/2024 Budget
Miscellaneous	587	800	800	No Change From 2023/2024 Budget
Postage	122	300	300	No Change From 2023/2024 Budget
Office Supplies	633	725	700	\$25 Decrease From 2023/2024 Budget
Dues & Subscriptions	175	175	175	No Change From 2023/2024 Budget
Trustee Fee	2,500	2,500	2,500	No Change From 2023/2024 Budget
Continuing Disclosure Fee	350	350	350	No Change From 2023/2024 Budget
Website Management	2,000	2,000	2,000	No Change From 2023/2024 Budget
Reserve/Contingency	307	18,350	17,300	Reserve/Contingency
<b>TOTAL EXPENDITURES</b>	<b>\$ 593,370</b>	<b>\$ 638,616</b>	<b>\$ 758,921</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 351,271</b>	<b>\$ 294,627</b>	<b>\$ 302,283</b>	
Bond Payments	(242,684)	(238,654)	(238,654)	2025 Principal & Interest Payments
<b>BALANCE</b>	<b>\$ 108,587</b>	<b>\$ 55,973</b>	<b>\$ 63,629</b>	
County Appraiser & Tax Collector Fee	(5,864)	(18,658)	(21,210)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(32,460)	(37,315)	(42,419)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 70,263</b>	<b>\$ -</b>	<b>\$ -</b>	
Carryover Funds From Prior Year	0	0	0	Carryover Funds From Prior Year
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 70,263</b>	<b>\$ -</b>	<b>\$ -</b>	

**DETAILED PROPOSED DEBT SERVICE FUND BUDGET**  
**MARSH HARBOUR COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

	FISCAL YEAR 2022/2023 ACTUAL	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2024/2025 BUDGET	COMMENTS
<b>REVENUES</b>				
Interest Income	7,926	100	500	Projected Interest For 2024/2025
NAV Tax Collection	242,684	238,654	238,654	Maximum Debt Service Collection
<b>Total Revenues</b>	<b>\$ 250,610</b>	<b>\$ 238,754</b>	<b>\$ 239,154</b>	
<b>EXPENDITURES</b>				
Principal Payments	160,000	165,000	165,000	Principal Payment Due In 2025
Interest Payments	74,358	66,501	68,468	Interest Payments Due In 2025
Bond Redemption	0	7,253	5,686	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 234,358</b>	<b>\$ 238,754</b>	<b>\$ 239,154</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 16,252</b>	<b>\$ -</b>	<b>\$ -</b>	

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Issue Date =	August 2015		
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Par Amount As Of 1/1/24 =	\$2,135,000		

## MARSH HARBOUR COMMUNITY DEVELOPMENT DISTRICT ASSESSMENT COMPARISON

	Fiscal Year 2021/2022 Assessment*	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Projected Assessment*
O & M For Two Bedroom Units	\$ 1,325.65	\$ 1,689.13	\$ 1,689.05	\$ 2,006.47
<u>Debt For Two Bedroom Units</u>	<u>\$ 499.52</u>	<u>\$ 499.52</u>	<u>\$ 499.52</u>	<u>\$ 499.52</u>
<b>Total For Two Bedroom Units</b>	<b>\$ 1,825.17</b>	<b>\$ 2,188.65</b>	<b>\$ 2,188.57</b>	<b>\$ 2,505.99</b>
O & M For Three Bedroom Units	\$ 1,325.65	\$ 1,689.13	\$ 1,689.05	\$ 2,006.47
<u>Debt For Three Bedroom Units</u>	<u>\$ 684.28</u>	<u>\$ 684.28</u>	<u>\$ 684.28</u>	<u>\$ 684.28</u>
<b>Total For Three Bedroom Units</b>	<b>\$ 2,009.93</b>	<b>\$ 2,373.41</b>	<b>\$ 2,373.33</b>	<b>\$ 2,690.75</b>

\* Assessments Include the Following :

- 4% Discount for Early Payments
- 1% County Tax Collector Fee
- 1% County Property Appraiser Fee

Community Information:

Two Bedroom Units	111
<u>Three Bedroom Units</u>	<u>291</u>
Total Units	402

Three Bedroom Information

Total Units	291
<u>Prepayments</u>	<u>1</u>
Billed For Debt	290