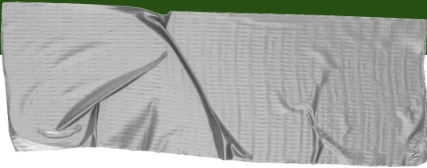


WHY ARE MY CDD FEES GOING UP THIS YEAR?

BY: BRIAN MENDES

With Rizzetta & Company





IMPORTANT!

Your Annual CDD Assessment (Taxes) are based on 2 variables:

- The first cost is your Debt Service which are the bonds (loan) that were used in the development of the community. This cost is a fixed 30 year debt bond (loan) that is on all the homeowners in Villasol CDD. In this presentation your Debt Service Cost is not included. Increases are specifically in relation to Operation/ Maintenance.
- The second cost is your Operation and Maintenance expense to keep up the property as highlighted in the following slides. The slides only reflect your Operation/ Maintenance portion of the assessment (Taxes).

Villasol CDD

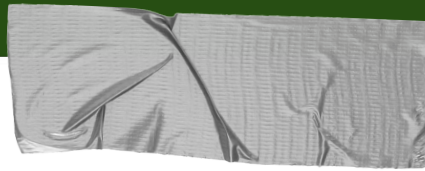
Increase for 2025/2026

Annual Proposed Increase per Lot Size of Operations/Maintenance fees

- Townhome
 - Current annual fee: \$1,217.48
 - New proposed annual fee: \$1,421.99
 - Year over Year difference: \$204.51
- Single Family
 - Current annual fee: \$1,817.13
 - New proposed annual fee: \$2,122.37
 - Year over Year difference: \$305.24

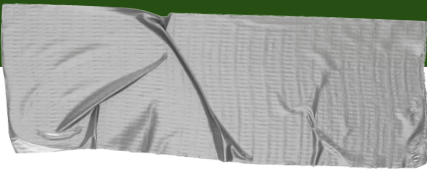
Monthly Breakdown of Proposed Operations/Maintenance annual fees

- Townhome
 - Monthly Breakdown of Operation/Maintenance annual fees: \$17.04
- Single Family
 - Monthly Breakdown of Operation/Maintenance annual fees: \$25.35



Why is there an Annual Increase in Assessments?

- ➔ To cover the costs of maintaining and improving our community, the CDD needs funds. These funds come from annual assessments paid by residents. The increase in these assessments is necessary to keep up with rising costs and to continue providing the high level of service and maintenance that benefits all of us.
- ➔ In summary, a CDD helps create and sustain a well-developed, well-maintained community, enhancing our quality of life and protecting our property values. The annual assessment increase ensures that the CDD can continue to do its job effectively.



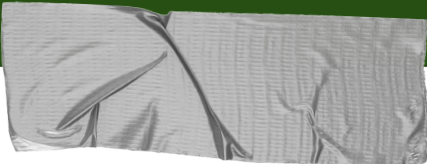
What are increases based on in Villasol CDD?

The CDD's Annual Schedule is based on the Fiscal Year (October 1st - September 30th)

1. **Operations/ Maintenance CDD Responsibilities in Villasol CDD: (These are some of the services we handle in Villasol)**
 - **Landscape Maintenance:** Repairs and enhancements of landscaping throughout the property which includes mulching, and irrigation maintenance.
 - **Aquatic Pond Maintenance/ Fountain Repairs:** Regular upkeep and necessary stormwater projects.
 - **Utilities Services:** Toho/KUA
 - **Clubhouse + Amenity Maintenance/ Repairs :** The CDD is responsible for for all operations and vendor coordination, regarding the service needs of the clubhouse.
 - **Property Signage:** The CDD is responsible for creation, installation, maintenance and repairs of signage throughout the communal spaces on property. (ex. Alligator warning signs pool signs, clubhouse signs etc.)
 - **Parks and Infrastructure:** The CDD is responsible for regular upkeep of parks/ athletic courts/ common spaces inside the community.

Cost Factors in Annual Assessments

- **Inflation:** Adjusting for the general increase in prices.
- **Material Costs:** Accounting for the rising prices of materials needed for maintenance and projects.
- **Operation Costs:** Ongoing monthly expenses to ensure smooth operation of community services.



What are increases based on in Villasol CDD?

Completed CDD Projects in 2024-2025

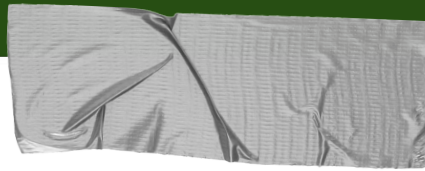
1. Infrastructure Improvements

- **Clubhouse Enhancements:** The CDD has made several enhancements to the clubhouse such as better upkeep of rental room and facilities, painting, electronic enhancements. The board has also recently approved an enhancement project for the painting of the clubhouse, guard house, and entrance monuments.
- **Pool Repairs :** Through the course of this fiscal year we had various repairs made to our pool between broken motors, filter replacements, updated signs and there are still other projects we are working to complete by the end of the FY.
- **Website Enhancements:** The CDD website now is a platform where our residents can review the most up to date information pertaining to the CDD as well as utilize the website when needing to rent the CDD amenities and or requesting amenity cards/ gate stickers.
- **Enhancements Projects:** The CDD has completed several gym repairs/ replacements and is working on more enhancements for this area. The CDD has also began work on needed storm repairs throughout the community.

Planned CDD Projects in 2025-2026

2. Infrastructure Improvements

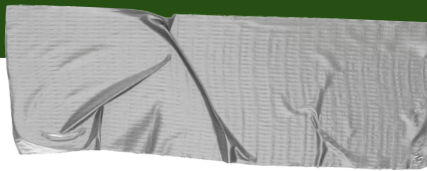
- **Drainage Repairs:** The CDD has been researching and preparing for drainage repairs throughout the community.
- **Landscape Enhancements:** Once the CDD has completed it's clubhouse enhancements we will be working on landscape architecture throughout the community to bring back curb appeal and ensure property value continues to rise.
- **Gazebos:** The CDD is looking to add a gazebo and picnic area near the clubhouse in order to provide residents a common space to share with the family.
- **Miscellaneous Projects:** The board has been diligently working on options for repairs of the dock behind the amenities facility and is entertaining a beachfront project in this area. This would provide a direct access to the ponds.



How are assessment increases decided upon?

Basis of Assessments

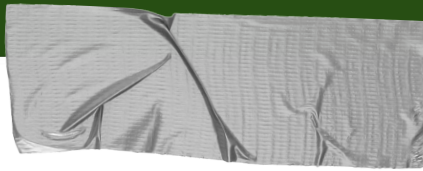
- **Market research on costs associated with various service providers:**
 - Landscape maintenance, Pond maintenance, Property management
 - Counsel services, Annual filings, Maintenance repairs
 - Signage, Engineer costs, Property insurance,
 - Pool maintenance and repairs, Playground maintenance and repairs, Utilities
 - Clubhouse management/ maintenance/ repairs



How are assessment increases decided upon?

Proposed Budget Meeting

- **Planning and Research**
 - CDD board reviews market research on service costs.
 - Discussions on ongoing maintenance items.
 - Planning for future community enhancements.
- **Public Participation**
 - Meeting is publicly advertised.
 - Residents are invited and encouraged to participate.
 - Ensures community involvement in shaping the budget.
- **Setting Budget Limits**
 - Board sets a "not to exceed" total dollar amount to be considered in the Adopted Budget Public Hearing



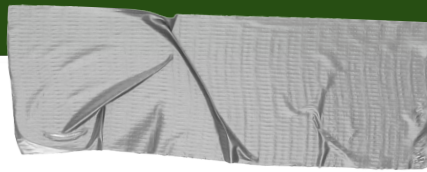
How are assessment increases decided upon?

Adopted Budget Meeting

- **Preparation**
 - Takes place within 60-90 days after the proposed budget meeting.
 - Board spends 1-3 months gathering additional bids and final contract amounts.
- **Finalizing the Budget**
 - Ensures successful planning for the following year's projects and operations.
- **Public Hearing**
 - Meeting is publicly advertised.
 - Residents are encouraged to attend and participate.
 - Aims to reach a community consensus on future projects and maintenance plans.

Conclusion

- **Community Shaping**
 - The entire process ensures that the community is being shaped with resident input and consideration.



Why is a CDD Beneficial for Our Community?

Quality Infrastructure: The CDD ensures that our community has high-quality infrastructure. This includes well-maintained roads, reliable water systems, beautiful parks, and recreational facilities.

Better Planning and Development: Because the CDD is specifically focused on our community, it can make more thoughtful and targeted decisions about what our area needs. This leads to better development that suits our community's unique character and needs.

Consistent Maintenance: The CDD is dedicated to maintaining the infrastructure and facilities, ensuring they remain in good condition.

Enhanced Property Values: Well-planned and maintained communities tend to have higher property values. By investing in the infrastructure and upkeep, the CDD helps protect and potentially increase the value of your home.

What is the CDD

CDD stands for **Community Development District**. It's a special purpose government framework designed to plan, finance, build, and maintain community infrastructure and services. Think of it as a local, mini-government focused on ensuring your community is a great place to live.

How Does a CDD Work?

1. **Planning and Development:** The CDD is responsible for designing and constructing community features like roads, parks, water systems, and recreational facilities.
2. **Financing:** To pay for these developments, the CDD issues bonds (a type of loan). The money raised is used to build the infrastructure, and then the residents pay back the bonds over time.
3. **Maintenance:** Once the infrastructure is in place, the CDD takes care of the ongoing maintenance. This ensures that facilities like parks, pools, and other amenities are well-kept and operational.

