

QUARRY COMMUNITY DEVELOPMENT DISTRICT (QCDD)

Board of Supervisors

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Summer 2021 Update

UPCOMING CONSTRUCTION

The CDD completed the shoreline repair/riprap projects in 2020, providing enhanced protection from future storm events. Our new focus has been on ongoing compliance with our South Florida Water Management District Permit. Our engineer's annual inspection report on our 30 lakes and ponds was completed in May of this year, which has preliminarily determined that there is approximately one and one half to two million dollars of repair work to be undertaken in order to remain in compliance. The CDD is weighing the duration of years to complete this work and has allocated approximately \$200,000 in this upcoming budget year to start the work.

FINANCES

The CDD budget and resulting tax assessment to the homeowners consists of two components: debt service for our bond repayments and operations and maintenance (O&M) expenses. A brief review of the major budget activities of the CDD is as follows:

Summer of 2020: we returned \$850,000+/- (settlement with Phase I contractors and Phase II & III completion under budget) to our outstanding bonds resulting in a savings of \$142/door of debt service on average, reflected in the homeowner's 2020 tax bill.

November 2020: our outstanding 2015, 2018 and 2019 bonds were refinanced to a single \$18.8mm bond at a very favorable 1.94%. No additional principal was added, the term is generally shorter, and the three prior bond rates were 3, 4 and 5%. This resulted in a savings of \$313/door of debt service on average which will be combined with the O&M portion of our budget, described below.

All homeowners received a July 16th letter from the CDD in which it indicated an increase to your O&M assessment. A complete analysis and resulting tax bill this November will indicate that while the O&M portion of your all tax bills will go up (to fund the upcoming construction described above), a cost reduction in our debt service mentioned in paragraph II above will offset the O&M increase and result in a relatively flat overall increase in your CDD assessment. Most of the 75' and 90' lots will see a \$100 +/- increase in their total CDD assessments. All other homeowners will see reductions this November ranging from \$10 to \$350.

FEMA

Our journey with FEMA for reimbursement of our shoreline projects has been a long and arduous one, which began just after the 2017 Hurricane Irma. This past spring, FEMA replaced our sixth reviewer with a seventh. This new reviewer started the process all over again, yet with a much more competent and complete review. This reviewer, while starting over, has now moved our review to the final stages of review. We hope to hear good news in the coming weeks and hope to receive "Fund Obligation"

before the end of September. Upon Fund Obligation, funds are transferred to the Florida Department of Emergency Management FDEM) for actual disbursement. In summary, we hope to have funds this calendar year! The amount of reimbursement is still fluid and will either be used for bond re-amortization or for the upcoming construction project described above, or a combination of both. We will provide an update on the amount when approved and finalized, as well as the CDD's intent for its use.

COMMUNICATIONS

We will continue to provide periodic updates on the activities of the CDD and welcome attendance and questions at our meetings which are held in the Beach Club, generally on the third Monday of each month at 1:00 PM (please verify meeting dates from our website). We are your neighbors and work hard at managing our obligations, assets and budgets.

Again, we welcome your attendance at our meetings. Feel free to contact any of the Supervisors (whose email addresses can be found on the CDD website) or the District Manager with any questions or concerns.